

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

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**PROPOSED ANCILLARY SHED**

**17 OXBOW PLACE, CLARENCE TOWN 2321  
Lot 3001 DP1186905**

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## EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Cameron Wilson (**'the client'**) to prepare a Statement of Environmental Effects (SEE) for the construction of an Ancillary Shed to the established residential dwelling at 17 Oxbow Place, Clarence Town 2321 legally identified as Lot 3001 in Deposited Plan 1186905 (**'the site'**). The site is located in Clarence Town, within the Dungog Shire Council Local Government Area (LGA) and is accessed via Yoke Way to the West.

The site is subject to a land use zone of R5: Large Lot Residential. The proposed development is permissible with consent pursuant to the provisions of the Dungog Local Environmental Plan 2014 (LEP).

The proposal is for the construction of an ancillary structure (shed).

The characteristics of the development include:

- Construction of 15m by 15m ancillary shed:
  - Structure involves storage space for property maintenance tools, and vehicles
  - Structure will have a maximum height of 5m
  - Garage is to include two roller doors to facilitate the storage of vehicles and garden tools
  - 'Smooth Cream' and 'Monolith' Colorbond finish
- Minor earthworks to facilitate the proposed development.

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

- The proposed development is permissible on the site with consent;
- No adverse impact on the existing character or amenity of the area will result.
- The development will have positive economic impacts for the site and the broader region.
- The land has the capacity to accommodate the development on site whilst managing or mitigating potential environmental issues.

The proposal has been assessed against the relevant statutory planning framework to identify and address the key planning requirements and site constraints. These issues have been addressed throughout the SEE to ensure potential environmental issues have been suitably managed or mitigated where possible to allow the proposed development to be approved by the Consent Authority.

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

## TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental 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:

Appendix	Document	Prepared by	Reference
1	DCP Compliance Table	Perception Planning	J004916
2	Certificate of Title	Land Registry Services	J004916
3	Deposited Plan	Land Registry NSW	J004916
4	AHIMS Results	Perception Planning	12/05/2025
5	BYDA Search Results	Perception Planning	13/05/2025
6	Plans	Best Sheds	22/01/2025
7	Site Plan	Perception Planning	22/05/2025
8	HW Stamped Plans	HWC	J004916
9	Cost Estimate Report	Perception Planning	J004916
10	Owners Consent	Owner	J004916

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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 Cameron Wilson, (**‘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>	17 Oxbow Place, Clarence Town 2321
<b>Lot and DP</b>	Lot: 3001 DP1186905
<b>Current Use</b>	Residential Dwelling and Driveway
<b>Zoning</b>	R5: Large Lot Residential
<b>Size</b>	8045m <sup>2</sup> (Per DP)
<b>Site Constraints</b>	<ul style="list-style-type: none"><li>• Drinking Water Catchment Map: Special Area – Williams</li><li>• Acid Sulfate Soils: Class 5</li><li>• Bushfire Prone Land: Vegetation Category 3</li></ul>
<b>Owner</b>	Owner's consent has been provided on the Application Form for the DA.
<b>DP and 88B Instrument</b>	The certificate of title and deposited plan are contained in <b>APPENDIX 2 and 3</b> , respectively.

## 1.3 SITE DESCRIPTION

The site is located at 17 Oxbow Place, Clarence Town (**'the site'**) legally identified as 3001 in Deposited Plan 1186905. The subject site is shown within its locality in **FIGURE 1**. The site is located within Clarence Town, for which Dungog Shire Council is the consent authority. Site particulars are provided in the table above.

The subject site is located within an R5 – Large Lot Residential zone, with most of the surrounding lots also being zoned as R5.

The site is located on the corner of Yoke Way and Oxbow Place. The subject site is of irregular shape and is occupied by a single-storey brick dwelling, and a driveway. There is no vegetation on the site.

The dwelling benefits from Northerly and Easterly views over Clarence Town, surrounding countryside and the Williams River. Access to the site is gained via Yoke Way.

A Dial Before You Dig search was conducted on 15/05/2025, the results of which are contained in **Appendix 5**. The search determined:

- Power is available.
- Reticulated water and sewer are present.
- Reticulated gas is present.
- Telecommunications are available to the site.

## 1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The site is known as 17 Oxbow Place, Clarence Town and is currently being used for residential purposes. The Dungog Shire Council Development Application Tracker website did not identify any recent approvals. 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 the construction of an ancillary structure (including a garage and carport), a new concrete driveway and water tank. This development is enabled through the Dungog Local Environment Plan 2014 (DLEP) and the Dungog Development Control Plan (DDCP).

Consent is sought for the following:

- Construction of 15m x 15m ancillary shed:
  - Structure involves storage space for vehicles and garden tools
  - Structure will have a maximum height of 5m
  - Structure will include two roller doors to facilitate the storage of vehicles
  - 'Smooth Cream' and 'Monolith' Colorbond finish
- Minor earthworks to facilitate the proposed development.

The proposed development will allow for off-street parking of the owner's vehicles and garden tools including storage for equipment necessary for the upkeep of the property.

Architectural plans are provided at **FIGURES 2-4** below and **APPENDIX 6**.

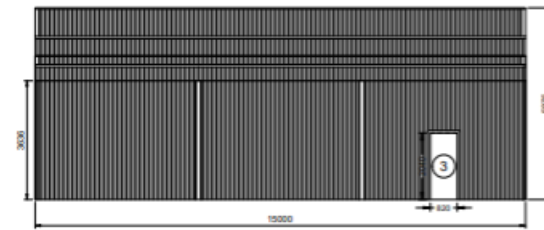


*Figure 1: Locality Plan (NSW Spatial Viewer, 2025)*

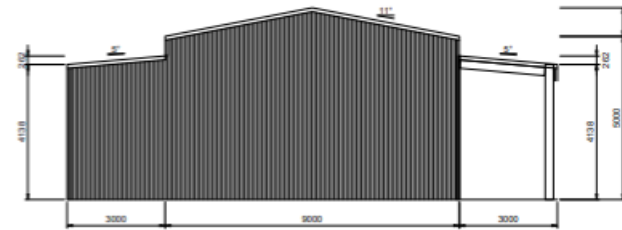


Figure 2: Site Plan (Perception Planning, 2025)

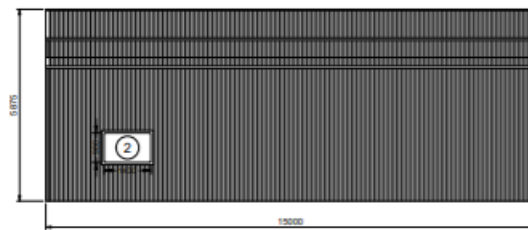




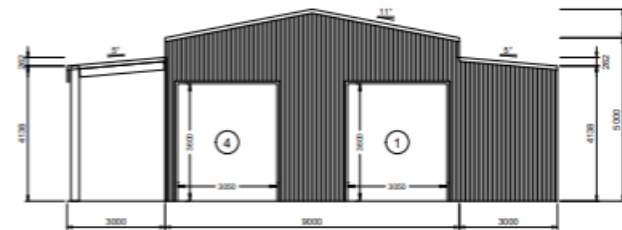
2 LEFT ELEVATION  
2 SCALE: 1:100



3 REAR ELEVATION  
2 SCALE: 1:100 FRAME #4



1 RIGHT ELEVATION  
2 SCALE: 1:100



4 FRONT ELEVATION  
2 SCALE: 1:100 FRAME #1

	151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4548 7777 Fax: 02 4548 7700 Email: sales@bestsheds.com.au		<b>CIVIL &amp; STRUCTURAL ENGINEERS</b> COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING CAMILLO PINEDA MORENO Professional Stamp 22-01-2025	Signature:  Date: 22-01-2025	Customer Name: Cameron Wilson Site Address: 13 Yoko Way Clarence Town, NSW, 2321	DATE: 22-01-2025 JOB NO: 2727672587 SHEET: 2 of 8
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Figure 3: Elevations (Best Sheds, 2025)

## 3 PLANNING CONTROLS

### 3.1 ACTS

All NSW Acts have been considered in the preparation of this SEE. The following Acts are considered relevant to the proposed development and discussed in further detail below.

- *Environmental Planning and Assessment Act*
- *Hunter Water Act 1991*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Roads Act 1993*

#### 3.1.1 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. The proposed development is not classified as integrated development.

#### 3.1.2 HUNTER WATER ACT 1991

The subject site is located within the Williams River Water Catchment. To this effect, a referral to Hunter Water (HW) may be required under Section 51 of the HW Act. Stamped plans in accordance with Section 49 of the HW Act are contained in **APPENDIX 8** of this application.

#### 3.1.3 WATER MANAGEMENT ACT 2000

The subject site is located within a Drinking Water Catchment pursuant to the LEP. Any adverse impacts of the development on the quality and quantity of water entering drinking water storages are not anticipated to occur as a result of the proposed development. No physical works will take place within 40m of any body of water, nor will the development have a lasting impact on any watercourses or waterbodies on site. No further assessment of the Water Management Act is required.

### 3.1.4 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.

The proposed development does not involve the removal of vegetation; accordingly, this does not exceed the biodiversity threshold for tree removal. Further consideration of the BC Act is not required.

### 3.1.5 ROADS ACT 1993

Yoke Way and Oxford Street are both identified as a local road dedicated to Dungog Shire Council, accordingly, referral to Transport for NSW is not required under Section 138 of the Roads Act 1993. The development is not anticipated to compromise road safety.

### 3.1.6 RURAL FIRES ACT 1997

The subject site is mapped as being on bushfire prone land, consisting of Vegetation Category 3. The proposed development is sited within Vegetation Category 3. The proposed shed is not being inhabited and poses no real threat to the site. Pursuant to Subdivision 2, section 100B, a referral to the RFS is not triggered by the proposed development.

*Table 1 - 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 The subject site is not identified as a Heritage item, nor is it located within a Heritage conservation area.
<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 District.
<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>	N/A
<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></ul>	N/A

	▪ ss 43(d), 55, 122	
<b>Roads Act 1993</b>	▪ s 138	N/A
<b>Rural Fires Act 1997</b>	▪ s 100B	No – Whilst the site is marked as bushfire prone land, it is not defined as integrated development.
<b>Water Management Act 2000</b>	▪ s 89, 90, 91	The development will occur within a mapped watercourse, however due to the nature of the proposed development, referral to the Natural Resource Access Regulator as integrated development is not required as part of this application.

## 3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

### 3.2.2 SEPP (BIODIVERSITY AND CONSERVATION) 2021

#### Chapter 4 – Koala Habitat Protection 2021

#### **CHAPTER 4 – KOALA HABITAT PROTECTION 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.

Considering no vegetation removal is proposed, the proposed development is considered to have no impact on koala habitat and their ability to forage. To this extent, no impact is identified on koala habitat and the free-living population.



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

SEPP (Resilience and Hazards) 2021 aims to promote an integrated and co-ordinated approach to land use planning through the management of development within coastal management areas. The SEPP protects vulnerable coastal land including various coastal areas, wetlands and rainforests.

#### Chapter 2 – Coastal Management

The site is not located within a coastal use area or coastal environment area, nor is it identified as containing littoral rainforest or coastal wetlands to which this SEPP applies.

#### Chapter 4 – Remediation of Land

The object of this Chapter is to provide for a State-wide planning approach to the remediation of contaminated land. Clause 4.6 provides that a consent authority must not consent to the carrying out of development on land unless it has given consideration to whether the land subject to the development is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development or alternatively determine that the land would be suitable once remediated.

Considering the residential history of the site it is not anticipated that the site or immediate area are contaminated. The site is an existing residential premises and is not identified as a potential source of contamination. Therefore, the land is considered suitable for the proposed development.

### **3.2.4 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021**

The purpose of the Infrastructure SEPP is to facilitate the effective delivery of infrastructure across the state and identify matters to be considered in the assessment of developments adjacent to particular types of development.

Pursuant to Schedule 3 of this SEPP, the proposed ancillary structure (shed) will not generate 200 or more motor vehicle movements per hour and therefore is not defined as traffic generating development. As such, no referral to Traffic for NSW (TfNSW) is required as part of this development.

#### **Division 12A, Subdivision 2 Development adjacent to pipeline corridors**

The land within the subject site is not located within 20m of the centreline of a gas pipeline and is therefore not considered to be located within a pipeline corridor. As such, the development does not trigger a referral to the pipeline operator pursuant to Section 2.77.

### 3.3 LOCAL ENVIRONMENTAL PLAN

Pursuant to the Dungog Local Environmental Plan 2014 (DLEP) the subject site is land to which the environmental plan applies. Accordingly, the DLEP is the appropriate EPI to assess the development proposal. The following assessment will demonstrate that the development proposal is compliant with the relevant clauses of the DLEP and permits approval by the Consent Authority.

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

The subject site is zoned R5 Large Lot Residential. The proposal includes the construction of a new ancillary structure (shed). The proposed development is ancillary to the existing dwelling on site. Dwelling houses are permissible within the R5 Large Lot Residential zone.

The Land Use Table of the LEP identifies the following objectives and land uses for the R5 zone:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To isolate housing from existing intensive agriculture or future intensive agricultural areas.*

The proposed ancillary shed is consistent with the zoning objectives of the R5 Large Lot Residential Zone. As a secondary structure to the existing dwelling, the shed is designed to provide secure and weather-protected storage for residents' belongings. The development supports the day-to-day needs of occupants by offering a safe and practical solution for storing vehicles, garden tools and equipment, in a manner that is compatible with the intent and character of the zone.

- **Clause 5.10 – Heritage conservation**

An AHIMS search conducted on 13 March 2025 did not identify any Aboriginal sites or places within a 200m buffer of the site (**APPENDIX 4**). Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact will be made with the appropriate person. The subject site is not identified as a heritage item under the DLEP; therefore, no further assessment of this clause is required.

- **Clause 5.21 – Flood Planning**

The site is not identified as a flood planning area. Accordingly, further assessment of this clause is not warranted.

- **Clause 6.1 – Acid Sulfate Soils**

The site is identified as Class 5 ASS under the Dungog LEP. The proposal does not include any works greater than 2m below natural ground surface, or that shall lower the water table. Accordingly, there is no requirement for an ASS management plan.

- **Clause 6.2 – Earthworks**

The earthworks associated to the development proposal are normal to standard for ancillary development (shed) construction. Erosion and sediment control measures will be implemented to ensure the earthworks do not have a detrimental impact on the natural environment. The works are not considered to have a detrimental impact on the built and natural environments or adjoining neighbours.

- **Clause 6.4 – Stormwater management**

The objective of this clause is to minimise the impacts of urban stormwater on land and applies to all land in residential, employment and mixed-use zone. Existing stormwater management on the site will be maintained to ensure no adverse environmental impact results from stormwater runoff.

- **Clause 6.5 – Drinking Water Catchments**

The site is located within the Williams River Drinking Water Catchment area. The proposed development is minor in nature and will implement a suitable stormwater management system. Additionally, erosion and sediment controls measures will be implemented during construction to ensure no adverse impact results on the catchment.

- **Clause 6.6 – Riparian land and watercourses**

There are no mapped watercourses located on site. Due to the setback of the proposed development, no physical works will take place within 40m of any body of water, nor will the development have a lasting impact on any watercourses or waterbodies on site.

- **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) Supply of reticulated water is already available to the site and will be extended to service the proposed garage.
- (b) Electricity services are already available to the site and will be extended to service the proposed garage,
- (c) The proposed development does not include any water fixtures. No sewerage waste is to be generated through use of the development.
- (d) Stormwater is not anticipated to be generated because of the development. There will be no adverse impact on surrounding environments, waterways, or adjoining properties attributable to the proposal.
- (e) Access to the site is available via existing crossover point from Yoke Way.

- **Clause 6.10 – Williams River Catchment**

The site is located within the Williams River Catchment. This clause specifies that development consent must not be granted to development on land to which this clause applies unless the consent authority has made certain considerations including:

- 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.

Appropriate erosion and sediment control measures will be used during construction to ensure no adverse impact results to the drinking water catchment. The development is located within an existing residential area therefore is a consistent and sustainable use of the land. The proposal is not anticipated to have any adverse impacts on water quality within the Williams River Catchment.

### **3.4 DEVELOPMENT CONTROL PLAN**

Consideration of compliance and/or consistency with the relevant provisions of the Dungog DCP 2004 (amended 2020) 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 DDCP or overarching objectives where variations are proposed.

### **3.5 SECTION 7.11 – DEVELOPMENT CONTRIBUTIONS PLAN**

Any development contributions will be calculated and charged in accordance with the current Dungog Local Infrastructure Contributions Plan.

## 3.6 PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Section 4.15(1)(a)(ii) requires the consent authority to consider:

*Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).*

At the time of lodgement of this development application there were no draft environmental planning instruments that are relevant to the proposed development or subject site; that should be considered as part of this development application.

## 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 HERITAGE

The proposed development will reinforce the nature of the locality and is characteristic of other developments in both the local and wider community. The proposal addresses the context of the area and has minimal visual impact on the surrounding landscape.

The siting of the proposed development is appropriate due to the existing development and orientation of the site. Additionally, the topography of the desired location is suitable for the development. The proposed location does not adversely affect any existing development and does not contribute to privacy, view loss, or visual impact conflicts.

No impact to surrounding properties is anticipated as a result of the proposed development. The shed is of a modest size and will be constructed with materials that are in keeping with the rural/residential character of the area.

In accordance with the objectives of the Large Lot Residential zoning, the proposed shed will be used for the secure storage of valuable personal items. This ancillary use supports the residential function of the land by meeting the everyday needs of residents, consistent with the intended low-density and spacious character of the zone.

The proposed development has demonstrated consistency with the surrounding locality through the environmental planning regulations and site features informing the development design. It has also shown to be consistent with the residential surroundings through its consistency with the existing residential development of the area. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

#### **4.1.2 ACCESS, TRANSPORT AND TRAFFIC**

No increase in traffic generation is expected to result as part of the development. Overall, the proposal will not have any significant impact on access, traffic or transport in the area.

#### **4.1.3 PUBLIC DOMAIN**

The proposed development will not have an impact on any public domain. The proposed ancillary shed construction is consistent with the locality and can be accommodated on the site without any adverse visual impacts.

#### **4.1.4 SERVICES**

Electricity, water and sewer, telephone, physical, legal and emergency service are available to the site. The proposed development will not unreasonably increase demand of these services; it is anticipated that water and electricity services will be extended to the proposed garage.

#### **4.1.5 NOISE AND VIBRATION**

No potential for noise or vibration impacts has been identified. Construction noise will be as per normal construction times/processes.

### **4.2 NATURAL ENVIRONMENT**

#### **4.2.1 ECOLOGICAL**

The proposed development does not require vegetation removal to enable the construction. Accordingly, there will be no impact on the biodiversity of flora and fauna.

#### **4.2.2 LANDSCAPING**

There is no landscaping proposed as part of this application. The existing vegetation and landscaping on site will be retained.

#### **4.2.3 ARCHAEOLOGY**

An AHIMs Search conducted on 13 May 2025 with a 200m buffer did not identify any Aboriginal sites recorded in or near the subject site. The results of these searches are contained in **APPENDIX 4**.

Should any Aboriginal objects be uncovered during the development process, all works will cease immediately, and the relevant authority will be notified.

#### **4.2.3 STORMWATER**

Existing stormwater management on the site will be maintained to ensure no adverse environmental impact results from stormwater runoff.

#### **4.2.4 FLOODING**

The site is not located within a flood prone area.

#### **4.1.15 ACID SULFATE SOILS**

The site is identified as Class 5 ASS under the Dungog LEP. The proposal does not include any works greater than 2m below natural ground surface, or that shall lower the water table. Accordingly, there is no requirement for an ASS management plan.

#### **4.1.16 MINE SUBSIDENCE**

The site is not located within the mine subsidence district.

### **4.3 SOCIAL AND ECONOMIC**

There are no anticipated adverse social or economic impacts as a result of the proposed development, rather it is considered the proposal will contribute positively to the social elements of the locality through the retention of local residents. The proposed ancillary shed will provide a safe and adequate storage space for personal property maintenance tools and vehicles which will ensure security of the site.

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. This will have direct monetary input to the local economy. The proposed development is not considered out of character with the existing context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness.

#### **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 shed will improve security of the site by providing safe and secure storage of maintenance tools and valuable items, reducing the risk of crime or theft. By having a shed of adequate size, the property owner will also be able to keep and maintain their vehicles and equipment in good working condition, improving safety and minimizing risk. The proposed development will not create any safety, security or crime concerns on or around the site.

## **5 SUITABILITY OF THE SITE**

The proposal is consistent with the zone permissibility and meets the objectives and provisions of the DLEP. The assessment has demonstrated that it is appropriate in the locality and does not result in any environmental impacts or negative amenity for neighbouring properties or the surrounding community. The site is therefore considered appropriate for the development.

The proposed development is considered to be a suitable outcome for the site, effectively utilising the topography of the site, while not negatively impacting neighbouring properties or the surrounding locality. Therefore, it can be considered an appropriate utilization of the site.

## 6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties. We welcome the opportunity to respond to any submission made in relation to this development application.

## 7 PUBLIC INTEREST

The public interest is best served by the orderly and economic use and development of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The development proposal as outlined by this SEE, has negligible impact on the surrounding locality and is considered compatible with the development within the surrounding area.

The development is considered to be in the public interest as it:

- Is a permissible form of development, and
- Is consistent with the applicable environmental planning instruments.

The proposal is not anticipated to have any significant adverse impacts to surrounding properties or the amenity of the locality. Ensuring the future use of the building and site is appropriately maintained and developed is considered to be in the public's best interest.

## 8 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. Any relevant matters have been addressed through this SEE with any potential issues managed or mitigated.

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

- The proposed development is permissible on the site with consent;
- No adverse impact on the existing character or amenity of the residential area and heritage items within the locality are anticipated,
- The development will have positive social and economic impacts for the site;

It is considered the proposal will have no significant impact on the surrounding properties that is likely to adversely affect their residential amenity and future development opportunities. We look forward to Council's determination of this matter.

If we can provide any further information or clarity, please don't hesitate to contact us.





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