

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION

FOR

CONSOLIDATION OF LOTS 2,23 & 82 IN DP 753208 INTO LOT 1 DP 1321283 AND
PROPOSED RESIDENTIAL DWELLING, SWIMMING POOL AND FARM SHED

AT

1566 CHICHESTER RD, CHICHESTER NSW 2420

Prepared on Behalf of: S CUTLER + S HICKS

SEPTEMBER 2025

DERIVE / ARCHITECTURE
& DESIGN

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*Sepiatec Pty Ltd trading as Derive Design
Nominated Architect Jason Elsley (8819)*

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1.0 INTRODUCTION

Derive Design have been engaged by and to act on behalf of the owners, S Cutler & S Hicks, to prepare a Statement of Environmental Effects (SEE) to be submitted alongside a Development Application for a new residence at 1566 Chichester Road, Chichester, NSW, 2420.

2.0 DESCRIPTION

2.1 *Site Context*

The site is located at 1566 Chichester Road, Chichester, NSW, 2430, on proposed Lot 1 DP 1321283 (Consolidation of Lots 23, 82 & 2 DP753208)

The site is located within the Dungog Local Government Area (LGA).

The proposed site, Lot 1 DP 1321283 (Consolidation of Lots 23, 82 & 2 DP753208) covers 72.84Ha of rural land, comprising river flats to undulating country. The subject land is located on the outskirts of Barrington Tops National Park and has a peak elevation of 350 m ASL with the lowest point being 220 m ASL. The subject lot is bound by Chichester Road to the west and a mix of forest vegetation and open paddocks north, east and south. Refer to Figure 1 for site location.

2.2 *Site Description*

The proposed site is located the northern side of Chichester Road. The land is currently being used to hold cattle with a portion of the lot containing agricultural fencing. The lot features substantial native bushland to the north and is situated adjacent to Barrington National Park.

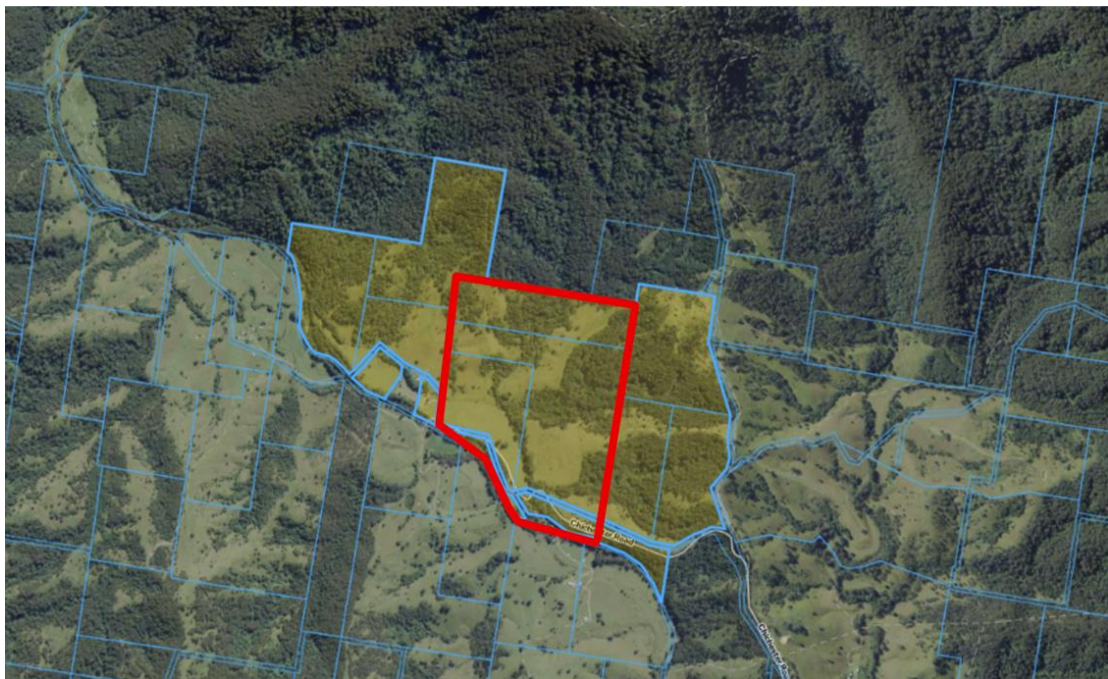


Figure 1 – Site Location Aerial Photo-image Entire property holding hatched in yellow
Subject Lot outlined in Red



Figure 2 – Aerial Photo – Entire property holding outlined in yellow

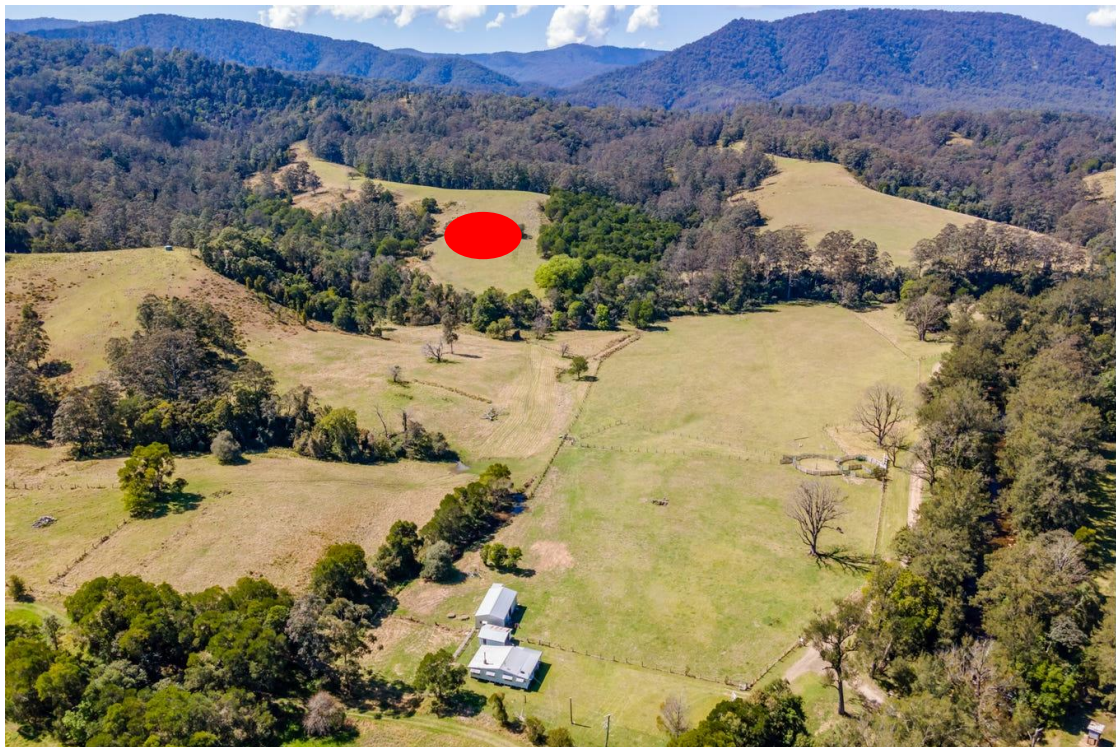


Figure 3 – Aerial Photo – Proposed location of new dwelling in Red

2.3 Present and Previous Uses

The subject site is currently and has historically been a rural property, being used to hold cattle with a portion of the lot containing agricultural fencing. An existing residence on the property holding (outside of the Subject Lot) is sited on Lot 222 DP 572867.

2.4 Proposed Development

The proposed development is a Consolidation of Lots 2,23 & 82 in DP 753208 into Lot 1 DP 1321283 to achieve the minimum 60ha lot for the dwelling entitlement and the erection of a new residential dwelling, pool, and associated farm shed.

The proposed Consolidation Plan by Le Mottee Group illustrates the Consolidation of Lots 2,23 & 82 in DP 753208 into Lot 1 DP 1321283 (Area 72.84Ha) to form the required minimum lot size of 60ha to achieve the second dwelling entitlement for the holding.

Please refer to Appendix E – Dungog Shire Council Letter dated December 6 2023

The proposed new dwelling is a single storey split level residence, comprising three bedrooms, a bathroom, study, laundry, ensuite, lounge, kitchen, and dining room. The proposed dwelling offers several courtyard spaces and a large deck to the north and west. A non-habitable dry store is located under the lower wing of the dwelling.

Access to the proposed dwelling is from Chichester Road, the proposed access road utilizes the preexisting portions of road both at Chichester Road and across the subject lot. The preexisting portion of the access road is fit for purpose, and the remainder to be established over pasture to the east of the watercourse is able to comply with the width, grade and cross-fall criteria set out in PBP.

A farm shed is located east of the dwelling maintaining a minimum 6 m separation.

The dwelling is sited to minimize environmental impact, taking into account topography, existing vegetation, and proximity to watercourses. The design ensures compliance with setback requirements and aims to preserve the visual amenity of the surrounding landscape. The design incorporates sustainable features and materials suitable for the rural setting.

3.0 PLANNING PROVISIONS

3.1 *Dungog Local Environmental Plan 2014*

The department of Infrastructure and Natural Resources gazetted Dungog Local Environment Plan (LEP) 2014 on 1 June 2014. Under the provisions of Dungog LEP 2014 the subject land is zoned RU1 - Primary Production. Figure 5 illustrates the subject site and surrounding zoning.

The objectives of this zone are to:

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

The zone objectives were considered during the design of the proposal resulting in a development that is consistent with the provisions for the zoning.

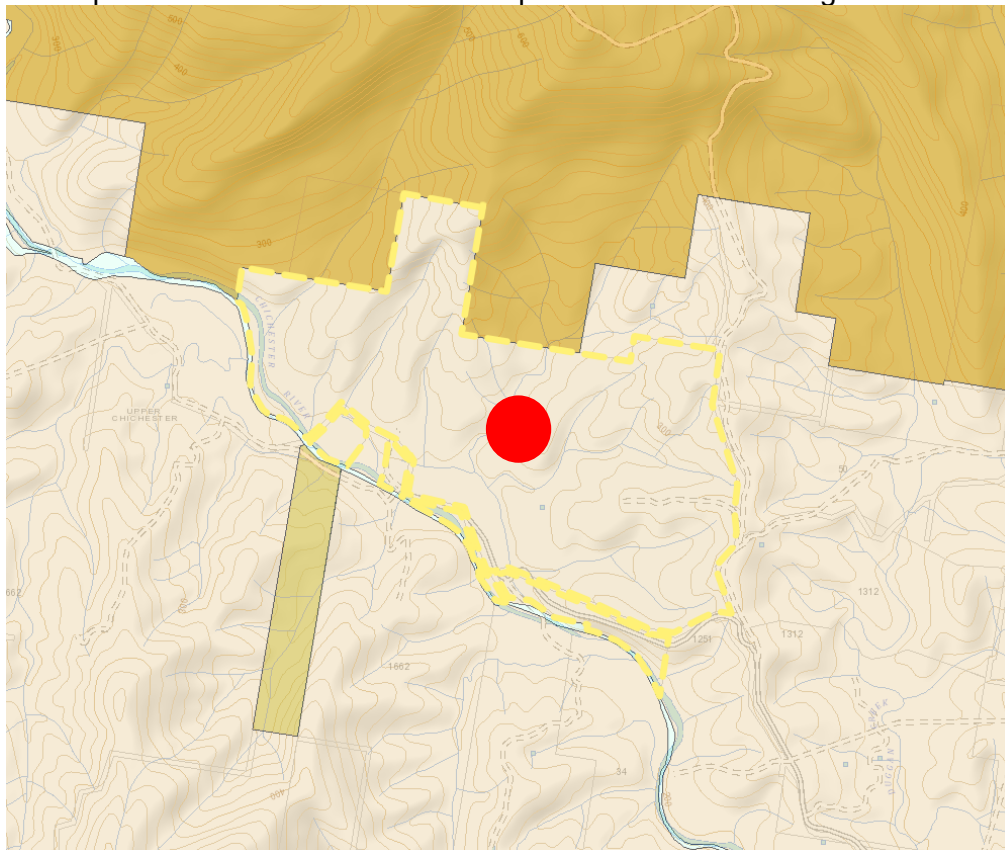
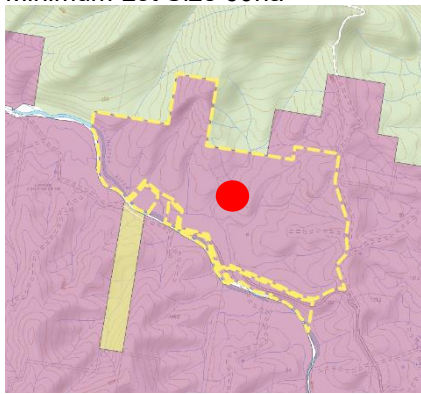


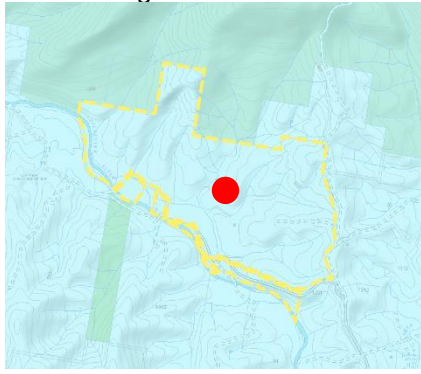
Figure 5 – Dungog LEP 2014 Zoning for Locality – Proposed location of dwelling in red

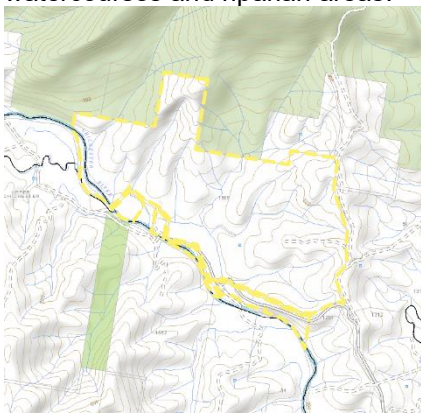
Adherence with the intentions of LEP 2014 are listed in Table 1 below.

Table 1: LEP Relevant Requirements and Proposal Compliance.

Element	Intention	This Proposal																				
PART 4 - Principal Development Standards																						
4.1 Minimum Subdivision Lot Size	Minimum Lot Size 60ha 	The proposed development includes a lot consolidation to achieve the minimum lot size of 60ha. The proposed Consolidation Plan by Le Mottee Group illustrates the Consolidation of Lots 2,23 & 82 in DP 753208 into Lot 1 DP 1321283 (Area 72.84Ha) to form the required minimum lot size of 60ha to achieve the second dwelling entitlement for the holding.																				
4.2 Rural Subdivision	(1) The objectives of this clause are as follows— (a) to minimise unplanned rural residential development, (b) to enable the replacement of lawfully erected dwelling houses and dual occupancies in rural and conservation zones. (2) This clause applies to land in the following zones— (a) Zone RU1 Primary Production, (b) Zone C3 Environmental Management, (c) Zone C4 Environmental Living. (3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the lot on which the dwelling is to be erected— (a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land on which the dwelling house or dual occupancy is proposed, or (b) is a lot created under this Plan (other than under clause 4.1B or clause 4.2(3)), or (c) is a lot created before this Plan commenced and— (i) the erection of a dwelling house was permissible on that lot, and (ii) no development standards limiting the power to grant development consent	The proposed development, having met the 60ha minimum lot size, proposes a new residential dwelling on Consolidated Lots 2,23 & 82 in DP 753208 into Lot 1 DP 1321283 (Area 72.84Ha) Below is an excerpt from Dungog Shire Council Letter dated December 6 2023 <i>Perusal of Council's records suggest that the property, having a combined area of 176.0693ha, was held in the same ownership on 1 July 2003. As such it appears to comprise an “existing holding”, which would satisfy the provisions of Clause 4.2A (3)(e).</i> <table><tr><th>Lot</th><th>DP</th></tr><tr><td>222</td><td>572867</td></tr><tr><td>23</td><td>753208</td></tr><tr><td>2</td><td>753208</td></tr><tr><td>39</td><td>753213</td></tr><tr><td>74</td><td>753208</td></tr><tr><td>80</td><td>753208</td></tr><tr><td>82</td><td>753208</td></tr><tr><td>1</td><td>1108052</td></tr><tr><td>2</td><td>1108052</td></tr></table>	Lot	DP	222	572867	23	753208	2	753208	39	753213	74	753208	80	753208	82	753208	1	1108052	2	1108052
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4.2A Erection of dwelling houses and dual occupancies on land in certain rural and conservation zones																						

	for the erection of a dwelling house applied to that lot, before that commencement, or (d) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or (e) is an existing holding, or (f) would have been a lot or a holding referred to in paragraph (a), (b), (c), (d) or (e) had it not been affected by— (i) a minor realignment of its boundaries that did not create an additional lot, or (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or (iii) a consolidation with an adjoining public road or public reserve or for another public purpose, or (g) is Lot 1, DP 867951, 1177 Fosterton Road, Fosterton. (4) Development consent may be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or dual occupancy on the land and the dwelling house or dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy. (5) In this clause— existing holding means land that— (a) was a holding on 1 July 2003, and (b) is the same holding at the time of lodging a development application under this clause, whether or not there has been a change in the ownership of the holding since 1 July 2003. holding means all adjoining land, even if separated by a road, river or railway, held by the same person or persons.	<i>In this regard the property has 2 dwelling entitlements for the “holding”. It is noted, from the aerial maps, there appears to be a dwelling on Lot 222 DP 572867. Therefore, Council can consider an application for a future dwelling if, the minimum lot size of 60 hectares can be achieved. This could be facilitated by either consolidation of existing lots and / or resubdivision of the holding.</i> Please refer to Appendix E – Dungog Shire Council Letter dated December 6 2023
4.3 Height of Buildings	Not Adopted	NA
4.4 Floor Space Ratio	Not Adopted	NA
PART 6 – Additional Local Provisions		
6.1 Acid Sulfate Soils	The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage	The subject lot is not classified on the Acid Sulfate Soils Map. The subject site is not within 500 meters of class 1, 2, 3 or 4 land.
6.2 Earthworks	The objective of this clause is to ensure that earthworks for which development consent is required	The proposal includes two portions of earthwork excavation to accommodate the lower ground store, and the proposed pool.

	will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	Allowing the lower ground to be partially in ground ensures the proposed development is able to sit low in the natural contours and minimise the visual impact of the proposal on its surroundings. All excavated material where possible will be reused on site to locally manipulate ground levels ensuring the residents have a connected experience to the immediate external spaces. The nine principles of erosion and sediment control presented by the former Department of Natural Resources currently known as the Department of Water and Energy, will be applied (where necessary) to development activities on this site. Erosion prevention and sediment control during development of the site will include: • Expose the smallest possible area of land for the shortest possible time • Save topsoil for reuse • Control runoff onto, through and from the site • Use erosion measures to prevent on-site damage • Use sediment control measures to prevent off-site damage • Rehabilitate disturbed areas quickly • Maintain erosion and sediment control measures. Please refer to drawing A020 Soil Sediment and Erosion Plan.
6.5 Drinking water catchments	The objective of this clause is to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages. 	The subject site is located within the Chichester Drinking Water Catchment. The proposed design has been carefully sited to minimise adverse impacts considering Hunter Water 'Guidelines for developments in the drinking water catchments' Please refer to diagrams provided by Civcon Water Services for Wastewater details, Skelton Consulting Engineers for Stormwater Management, Hunter Water Stamped drawings, Groundswell Engineers Watercourse Crossing details and the Ecological Assessment Report from MJD Environmental.
6.6 Riparian land and watercourses	The objective of this clause is to protect and maintain the following— (a) water quality within watercourses,	The subject site is identified on the Riparian Lands and Watercourses map.

	(b) the stability of the bed and banks of watercourses, (c) aquatic and riparian habitats, (d) ecological processes within watercourses and riparian areas. 	The proposed design has been carefully sited to minimise adverse impacts on the surrounding natural environment. Please refer to diagrams provided by Civcon Water Services for Wastewater details, Skelton Consulting Engineers for Stormwater Management, Hunter Water Stamped drawings, Groundswell Engineers Watercourse Crossing details and the Ecological Assessment Report from MJD Environmental.
6.12 Protection of rural landscapes in rural and conservation zones	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. This clause applies to land in Zone RU1 Primary Production, Zone RU5 Village, Zone C3 Environmental Management and Zone C4 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.	The proposed development is located well below a ridgeline with a floor level of RL234.00 and a roof ridge level of RL238.30 The nearest ridgeline RL within the subject lot rises to an approximate RL350.00 The single storey dwelling form is sited to blend in with the landscape. The buildings location is nestled into its surrounds. The design, bulk and colours of the building emulate the traditional barn form using hip and truncated gable roof forms, corrugated sheet metals and hardwood timbers to maintain compatibility with the surrounding landscape.

3.2 *Dungog Development Control Plan No. 1*

Adherence with the intentions of DCP No1 (2018) are listed in Table 2 below.

Table 2: Dungog DCP No. 1 (2018) Relevant Requirements and Proposal Compliance.

Element	Intention	This Proposal
PART C		
PART C.1 RESIDENTIAL DEVELOPMENT		
C1.2 Building Height Plane	Council's objectives in this regard are to ensure that a residential development will not significantly: (a) increase the overshadowing of adjoining properties; (b) reduce the level of privacy enjoyed by adjoining properties or; (c) obstruct views from adjacent existing buildings, and that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.	The proposed design has a building height plane ranging from 4.2 - 7.3m above natural ground due to the sloping nature of the site. Owing to the rural location of the property and the siting on the dwelling there is no overshadowing, loss of privacy or obstructed views to or from neighbouring properties. The proposed dwelling is designed to ensure the occupants have multiple opportunities to enjoy the optimum use of winter sunlight + summer shade. The proposed design meets the criteria of this section. Refer to drawings for details.
C1.3 Setbacks		See section C.3
C1.4 Water Supply	Where the land is not serviced by a reticulated water supply the development is to be provided with a minimum of 20,000 litres of stored water. If the development is on rural land the development is to be provided with an additional 22,500 litres of stored water in a non-combustible tank fitted with a 65mm storz coupling for firefighting purposes.	Two tanks (1 x 20,000 Litre and 1 x 22,500 Litre Rainwater Storage Tanks) are proposed at the rear of the shed to meet the conditions of this standard. Refer to drawing A005 and diagrams provided by Skelton Engineers for details.
C1.5 Sewerage	Where the land is not serviced by reticulated sewer, the development is to be serviced by an approved on-site sewerage management facility. Council's Department of Environmental Services should be contacted regarding on-site effluent disposal requirements. Applications for sewerage management facilities must be lodged prior to or in conjunction with residential development applications.	Please refer to diagrams provided by Civcon Water Services for Wastewater details. A separate S68 Application for approval of on-site wastewater services (OSSM) has been lodged in conjunction with the Development Application.

C1.6 Property Access	Property access is to be provided in accordance with Council's Engineering requirements. Access to rural properties must comply with the requirements of the latest relevant drawing available from Council. The entrance shall be constructed so as not to impede the flow of water in any table drain. Note: Council's engineering department must be contacted prior to entrance installation to determine the most appropriate point of entry.	The proposed access to the new dwelling utilises an existing informal entry and gated access off Chichester Road. Refer to Drawing 1 / A002 The proposed access road will be upgraded and constructed in accordance with Dungog Shire Councils STD. DWG. No. SD0002 (Jan 2024, Private Entrance Rural Gravel Road) + Specification for Construction of Access Roads and Private Entrances The driveway access complies with RFS requirements for access listed in Appendix 3 of PBP (2019) in terms of surface, vertical clearance, horizontal width, grades and minimum curve radius. The proposed design meets the requirements of section.
C1.7 Property Identification	Rural properties are required to ensure that satisfactory arrangements have been made with Council for the supply and erection of a property identification number in accordance with Council's Rural Addressing Program.	A Rural Addressing Number Markers – Order Form has been completed and is attached separately.
C1.8 Energy Efficiency	Energy efficient buildings should be designed to maximise the solar access of the property. Buildings should have living areas facing north and bedrooms facing south, provide cross flow ventilation in all directions by placing windows in suitable locations, concrete slabs placed directly on the ground and internal masonry walls with direct sunlight provide thermal mass for heating qualities. Buildings envelopes are required to achieve a 3.5 star energy rating. The building is to be provided with a compliant Hot Water Service that achieves a 3.5 star energy rating.	See attached BASIX/NATHERS report that achieves a 7 star rating
C1.9 Building Compliance	All building work is to meet compliance with the Building Code of Australia, and the associated standards adopted by the BCA.	The proposed dwelling, pool and shed will meet compliance with the Building Code of Australia and associated Australian Standards including AS1926.1 Pool Safety Standards

C1.10 Bush Fire Prone Land	In the event that is identified as being bush fire prone the development must meet the requirements of Planning for Bush Fire Protection. A Bushfire Assessment must be provided by the applicant that complies with the requirements of Planning for Bushfire Protection.	Please refer to the Bushfire Assessment Report completed by MJD Environmental which assessed the location of the dwelling on site in accordance with the requirements of Planning for Bushfire Protection 2019 (PBP 2019). The report provides recommendations for the following – Asset Protection Zones & BAL – Access – Services – Water supply, Gas and Electricity – Landscaping and Fuel Management Refer to report + drawings for details.
C1.13 Residential Garages		Not Applicable
PART C.3 BUILDING LINE SETBACKS		
C3.3 Building Line Set Backs to Front Property Boundary	<u>3.3.1 Land Zoned RU1 Primary Production</u> On land zoned RU1, the minimum setback from the front property boundary shall be: - 1) 140m from a main road; and 250m from any other public road.	The proposed dwelling is located at min 300m from Chichester Road and meets the requirements of this section
C3.4 Side + Rear Boundaries	<u>3.4.1 Land zoned RU1 Primary Production</u> On land zoned RU1, the minimum setback from side and rear boundaries shall be: 1) 50 m for lots with an area of more than 60 ha;	The proposed dwelling is located at min 950m from the near side boundary and 450m from the rear boundary and meets the requirements of this section

PART C.4 ERECTION OF FARM BUILDINGS AND OUTBUILDINGS/SHEDS		
C4.4 Siting + Orientation	1. Farm buildings and outbuildings/sheds should be clustered in one location on the property. Where possible, this should be close to dwellings, but not where this will result in land use conflict. 2. Farm buildings and outbuildings/sheds are to be sited and orientated to minimise their visual dominance and impact on the streetscape. In particular: i) Ridgeline or hilltops locations should be avoided. ii) On smaller allotments with limited width the narrow elevation of the building should face the primary street frontage. 3. Farm buildings and outbuildings/sheds as well as related driveways, manoeuvring areas and filled areas are to be positioned on the land so as to minimise the removal of any native vegetation. 4. Farm Buildings or Outbuildings/sheds on properties which contain or are adjacent to a heritage item will be assessed on merit. Development applications shall be supported by an assessment against clause 5.10 Heritage conservation of the LEP and Part C Chapter 17 Heritage conservation of the DCP. 5. Cut and fill for buildings, manoeuvring areas, fill batters and access driveways should be limited to a maximum 2 metres of cut and 1.5 metres of fill. (Figure 1) DUNGOG DEVELOPMENT CONTROL PLAN NO. 1 6. Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%. 7. Farm buildings and outbuildings should be set back a minimum of 40 metres away from any watercourse	The proposed shed structure is located 6.2m from the main dwelling to cluster the building structures and reduce impact on the surrounding landscape. The minimum distance of 6m is adhered to in order to provide safe distance for bushfire protection separation to prevent spread of fire to AS3959:2018. The proposed shed is located behind the main dwelling upslope in order to conceal the sightlines to the shed from Chichester Road and neighbouring properties The proposed shed is not located near a natural ridgeline or hilltop The shed is not located on a small allotment. The proposed shed, driveways and manoeuvring areas are located in a former grassed open paddock area and will minimise the remove of native vegetation. The proposed shed is not located on or adjacent to a heritage item. Cut and fill for the building, and access driveways has been minimised with batters and low retaining walls kept within 1.2m of cut and 1.2m of fill. The location of the building on the paddock has been position on a locally low sloping area of hillside with a gradient slope that is less than 10% for the majority of the dwelling and all of the shed. The building has split levels and is also elevated from natural ground in order to minimise disturbance. The buildings are located 140m from any watercourse

C4.5 Building Design + Form	<u>4.5.1 Objective</u> To encourage attractive developments that blend in with the character of the locality, surrounding development and landscaping. <u>4.5.2 Development Principles</u> 1. Roof forms should provide visual relief to the building in order to reduce the building's bulk. Barn style roof forms that are less bulky in appearance are encouraged in rural and environmental protection areas. 2. Building facades that can be readily viewed from adjacent roads should be articulated with suitable features such as windows, awnings and verandahs to minimise visual bulk.	The roof form echoes the traditional barn form of the nearby rural shed vernacular. The form is broken open to allow for a large north oriented courtyard garden in the centre of the building. The roof form slopes outwards on all four sides of the building form as a continuous envelope that traces the hillside slope The roof form is low slung to reduce bulk and scale and to assist with passive shading to the building perimeter The building facades that can be viewed from Chichester Road are articulated with windows and a covered verandah to minimize visual bulk and create deep shadowline definition to the building façade.
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C4.6 Size + Height	<u>4.6.1 Objectives</u> (a) To ensure that the bulk of farm buildings and outbuildings do not visually dominate the streetscape and the landscape. (b) Ensure that the size of farm buildings and outbuildings/sheds is consistent with the intended use and the size of the property. (c) Farm buildings and outbuildings should not be visually prominent or intrude into the skyline. <u>4.6.2 Development Principles – Size</u> Farm buildings Land within Zone RU1 Primary Production a) Farm buildings on an allotment of land not exceeding 1.5 hectares should not have an area of more than 150m². b) Farm Buildings on an allotment of land from 1.5 hectares but not exceeding 10 hectares should not have an area of more than 200m². c) Farm buildings on an allotment of land from 10 hectares but not exceeding 60 hectares should not have an area of more than 300m². d) Farm buildings on an allotment of land from 60 hectares or greater should not have an area of more than 400m². NOTE Any variation to the maximum allowable area for farm buildings will have to be justified in terms the use of the building and visual impact of the development Outbuildings/Sheds Land within Zone RU1 Primary Production a) Outbuildings/ sheds on an allotment of land under 1.5 hectares should not have an area of more than 150m². b) Outbuildings/sheds on an allotment of land between 1.5 and 10 hectares should not have an area of more than 200m². c) Outbuildings/sheds on an allotment of land more than 10	The shed is 65sqm The total gross floor area of all proposed buildings is 265sqm The allotment size is 72 Hectares and therefore the size allocation complies with Clause 4.6.2
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	hectares should not have an area of more than 250m ² .	
	<u>4.6.3 Development principles – Height</u> a) Farm Buildings should not be higher than 9 meters above the existing ground level b) Outbuildings/ sheds should be not higher than 7 meters above the existing ground level.	The height of the proposed shed is 5.2m above existing ground level
C4.7 Building Materials Finishes and Colours	<u>4.7.1 Objectives</u> a) To ensure that building materials an external finishes of farm buildings and outbuildings do not have a significant adverse impact on the visual qualities of the landscape. b) Ensure that the colours used in the construction of farm buildings and outbuildings are consistent with the prevailing colours of the locality. <u>4.7.2 Development Principles</u> 1. External materials, finishes and colours should complement and harmonise with the surrounding environment and the existing development on the land. 2. External materials used in the construction of farm buildings and outbuildings are to be pre- painted and should have non-reflective surfaces. 3. In rural and environmental protection zones the walls and roof should be of colours primarily involving non-urban landscape colours (muted greens, browns and greys). Bright/stark colours such as white, cream, black, blue, yellow or red or variations of these are generally not acceptable except as a minor detail colour (e.g. gutters) on a structure.	The proposed external material finish for the shed is zincalume cladding, the same as the main dwelling. The consistent material choice ensures the external finishes of farm buildings and outbuildings do not have a significant adverse impact on the visual qualities of the landscape and that they're consistent with the prevailing colours of the locality.

C4.8 Landscaping	<u>4.8.2 Development Principles</u> 1. Screening should be provided around farm buildings and outbuildings/sheds to reduce the bulk of the building and soften the appearance of the building where appropriate from any adjoining dwelling street or property boundary. 2. Plants endemic to the area with suitable fire resistance, heights, coverage and density should be chosen. Landscaping shall consist of a mixture of trees, Shrubs and ground cover to minimise the visual impact of the buildings. 3. Trees should include species that at maturity have a height above the ridgeline of the proposed buildings.	Owing to the location and siting of the shed there is no visual impact to neighboring properties or streets. Landscaping suitable to the locality and the requirements of the APZ and PBP/ AS3959:2018 Bushfire Code will be provided to soften the visual impact from the main dwelling.
PART C.5 BUSHFIRE		
C.5	Applications for development on bushfire prone land must be accompanied by a Bush Fire Assessment Report demonstrating compliance with the aims and objectives of Planning for Bushfire Protection 2006, as well as the specific performance criteria for the land use proposed.	Please refer to the Bushfire Assessment Report completed by MJD Environmental which assessed the location of the dwelling on site in accordance with the requirements of Planning for Bushfire Protection 2019 (PBP 2019). The report provides recommendations for the following – Asset Protection Zones & BAL – Access – Services – Water supply, Gas and Electricity – Landscaping and Fuel Management Refer to report + drawings for details.
PART C.16 BIODIVERSITY		
	The principal objectives of this Plan are to: protect and preserve native vegetation and biodiversity in the Dungog Council area retain native vegetation in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term protect and enhance habitat for threatened species, populations and ecological communities maintain and enhance corridors for fauna and flora.	An Ecological Assessment Report completed by MJD Environmental which assessed the location of the dwelling on site in accordance with the requirements of Biodiversity Planning Guide for NSW Local Government. A summary of the outcomes of the report are summarised below.
PART C.17 HERITAGE		

	Aboriginal Due Diligence	No Aboriginal Heritage items have been identified in relation to the site or the proposal. If Aboriginal objects are discovered during operations, all work will cease in the area and the Contractor will inform the owner as soon as possible. The owner will contact NPWS and the relevant local Aboriginal Land Council(s). Under Section 90(1) of the National Parks and Wildlife Act 1974 it is an offence to knowingly destroy, deface or damage, or cause or permit the defacement of or damage to, an object or Aboriginal place without first obtaining consent of the NSW National Parks and Wildlife Service. It is the responsibility of the developer to ensure all staff, workers and contractors are aware of this statutory responsibility. If any cultural materials are uncovered all work in the immediate area should stop. NSW NPWS or an archaeologist should be informed for identification of the object and appropriate measures undertaken including consultation with the local Aboriginal community.
PART C.23 ON SITE SEWAGE MANAGEMENT		
	Developments without access to the reticulated sewer of the local water and sewer authority must demonstrate that the proposal for the disposal and management of sewage is adequate and sustainable and how it satisfactorily addresses the Dungog Shire On-site Sewage Management Policy. The Policy incorporates technical tools including the Development Assessment Framework (DAF) and Technical Manual for Onsite Sewage Management Systems.	Please refer to diagrams provided by Civcon Water Services for Wastewater details. A separate application has been lodged in conjunction with the Development Application.

PART C.24 SITE WASTE MINIMISATION AND MANAGEMENT		
	The objectives in pursuit of sustainable waste management include: Waste minimisation + Waste management	Appendix B - Waste management plan has been drafted in accordance with the Waste Management Technical Manual.

10.0 CONCLUSION

The subject Development Application is consistent with the objectives and controls of the Dungog LEP 2014 and DCP No1 (2018) The rural and environmental character of the surrounding area has been taken into consideration throughout the design development with opportunities for view sharing, solar access and privacy afforded to the proposed development and adjacent properties.

This proposal utilises environmentally sustainable principles of heating, cooling and energy conservation and is not expected to have any significant or discernible impact upon the environment of the immediate area.

The proposed development complies with local and state planning requirements and on the above basis, the proposed dwelling at 1566 Chichester Road, Chichester is recommended for approval.

APPENDIX A
DEVELOPMENT PLANS

APPENDIX B
WASTE MANAGEMENT STRATEGY

WASTE MINIMISATION STRATEGY

Construction Phase

During the construction phase a supervisor (Waste Management Officer) should be appointed to oversee the waste management of materials. The Waste Minimisation Strategy should follow the waste minimisation hierarchy of Avoid (waste at source), Reuse (materials and components), Recycle (materials into new products) and Dispose (in a responsible manner).

Table 2 lists the Waste Minimisation Plan for the construction phase of the development. As listed in the *Waste Planning Guide for Development Application* published NSW Waste Boards, the Waste Management Officer should:

- Identify waste material before work commences;
- Consider site areas and day to day waste produced by staff and sub-contractors;
- Identify any reusable and recyclable materials during construction of the proposed dwelling;
- Involve waste contractors to ensure records are kept and waste targets are met;
- Develop a disposal procedure:
 - Specify the number and type of waste containers, allowing for different stages in the project;
 - Organise signage and location of bins, skips and stockpiles;
 - Designate areas for reusables, returnables and recyclables;
 - Keep separated waste material clean;
 - Provide training and education to ensure waste management objectives are met.

During the fit out and finishing waste management should:

- Provide areas for dedicated cardboard skips for packaging waste;
- Arrange for waste pickups as needed;
- Maintain a clean waste stream and ensure new sub-contractors are aware of waste minimisation strategy.

Table 2: Construction Phase Waste Minimisation Strategy

Construction Stage				
Materials on site		Destination		
		Reuse & Recycle		Disposal
Type of Material	Estimated Volume	On-site	Off-site	
Concrete	<1 m³	-	Trucked to Recycling Centre such as Concrush, Teralba.	Skip Bin
Plasterboard (Off Cuts)	N/A	-	N/A	N/A
Timber (Off Cuts)				
Hardwood	<1 m³	ALL	-	
Other	<1 m³	-	Sort & Recycled at a Second Hand Building Supplies such as Concrush, Teralba.	Skip Bin
Metals (Off cuts)				
Gutters	<1 m³	-	Recycled at Metal Recyclers such as Summerhill Reuse Centre, Shortland.	Skip Bin
Colourbond Roofing	<1 m³			
Other				
Packaging	<1 m³	-	Broken and sent to recyclers such as Thiess or Cleanaway Technical Services	Summerhill Landfill

Post Construction Phase

The proposal will maintain the existing waste and recycling regime. Approximate household waste generation rates are shown in Table 3 below.

Table 3: Post Construction Waste Minimisation Strategy

Post Construction Stage			
Type of Waste Generated	Expected Volume per Week	Proposed on-site storage and Treatment Facilities	Destination
Recycling: Glass	40 Lt	Council Supplied Mobile Recycling Bin	Recycled in Council's weekly / fortnightly mobile garbage bin service
Paper/Cardboard			
Residual Waste	80 Lt	Council Supplied Mobile Garbage Bin	Collected in Council's weekly / fortnightly mobile garbage bin service
Organics	40 Lt	Council Supplied Mobile Organics Bin	Collected in Council's weekly / fortnightly mobile garbage bin service

Recycling and garbage rates used for calculations are derived from figures published in *Better Practice Guide for Waste Management in Multi-Unit Dwellings*, published by Resource NSW (2002).

Storage – space and location

Waste cupboards: the proposed dwelling has been designed with dedicated bins for waste in the kitchen. This should hold one day's waste and enable the separation of garbage and recyclables.

APPENDIX C
BASIX Certificate

APPENDIX D
Stormwater Plans

APPENDIX E

Dungog Shire Council Letter dated December 6 2023