

Development Application Report



Demolition of Dwelling House and Erection of
Dwelling House (Manufactured Home)

1662 Chichester Road Chichester

Lot 21 DP753208

Applicant: A & F Miteff

December 2025

Limitations Statement

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Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by Resolve Urban Planning or by any person involved in the preparation of this assessment and report.

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Precis

Development Consent is sought for the demolition of an existing Dwelling House and erection of a Dwelling House (Manufactured Home) within 1662 Chichester Road Chichester.

The subject site presently forms part of 8 adjoining lots which will soon be registered into 2 lots as per DA13/2023.

The proposal will replace an existing Dwelling that is beyond its service life with the siting of the proposed responding to the site conditions. Council support for the application is therefore anticipated.

1.0 Introduction

This report has been prepared in support of a Development Application to Dungog Council for the demolition of the existing Dwelling House and erection of a Dwelling House (Manufactured Home) within 1662 Chichester Road Chichester. This report includes:

- Outline of the site's opportunities and constraints
- Details of the proposal
- Statement of Environmental Effects
- Response to all relevant planning instruments

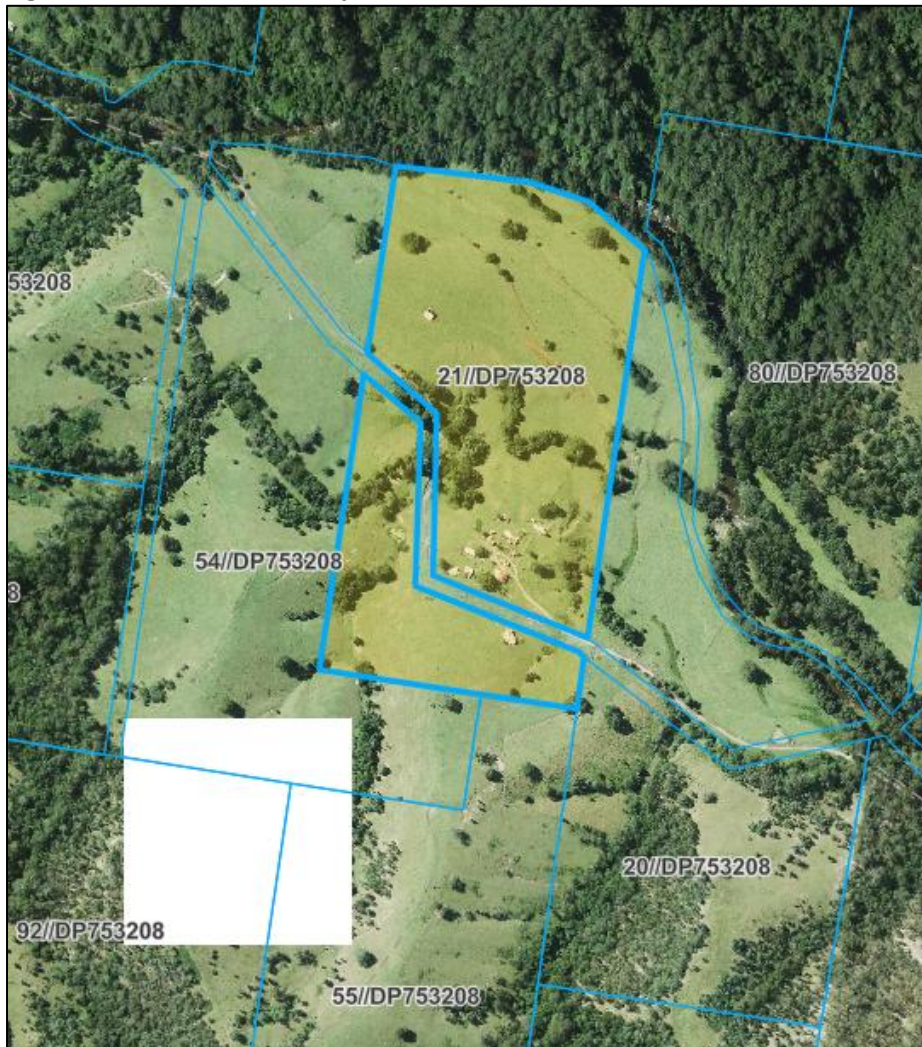
1.1 Applicant

The landowners, and applicants, for this application are F & A Miteff.

1.2 Site Description

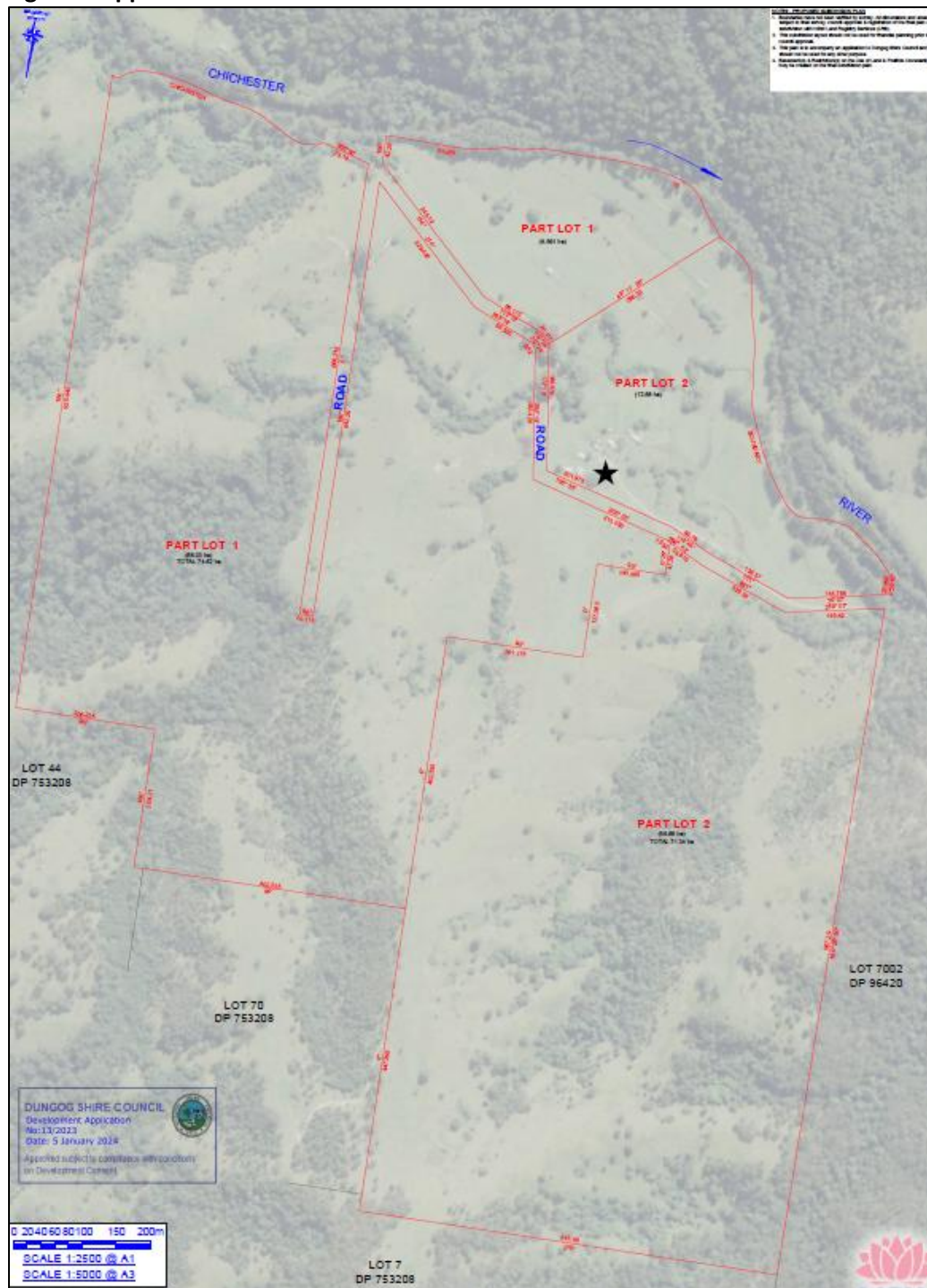
The subject site is currently described as Lot 21 DP753028 and is located off Chichester Road.

Figure 1 Aerial Photo of Subject Site



The site forms part of a parcel of land that includes Lot 20, 43, 54, 55, 56, 79 & 92 DP 753208. These allotments were approved for an 8 into 2 lot subdivision under DA13/2023, refer to **Figure 2**. The Dwelling is to be within proposed Lot 2.

Figure 2 Approved Subdivision



2.0 Site Analysis

2.1 Site Context

The sites immediate context, as generally indicated by **Figure 1** and **2**, consists of rural land use.

2.2 Site Opportunity and Constraints

The area of proposed works and existing Dwelling is illustrated by **Figure 3** and **4**.

Figure 3 Subject Site looking North East



Figure 4 Subject Site looking North west



The site conditions include:

- Site access will be via Chichester Road reserve which dissects the allotment. No changes required to this existing access arrangement including the crossing of Chichester River
- Area of proposed works subject to minor slope conditions as illustrated above
- Existing electrical infrastructure servicing the dwelling/lot being upgraded and relocated to the road reserve as part of the subdivision registration. No further works required for the proposed Dwelling
- The site is bushfire prone and application accompanied by a bushfire hazard assessment
- No significant vegetation observed within the area of proposed works

3.0 The Proposal

The proposal is seeking the following:

- Demolition of the Existing Dwelling House
- Erection of Dwelling House. The dwelling is a manufactured home and will consist of two modules linked by a walkway. Dwelling is single storey in height and contains three bedrooms
- Carport

The site plan is provided at **Figure 5** with a rendered image of the Dwelling at **Figure 6**.

Figure 5 Proposed Site Plan

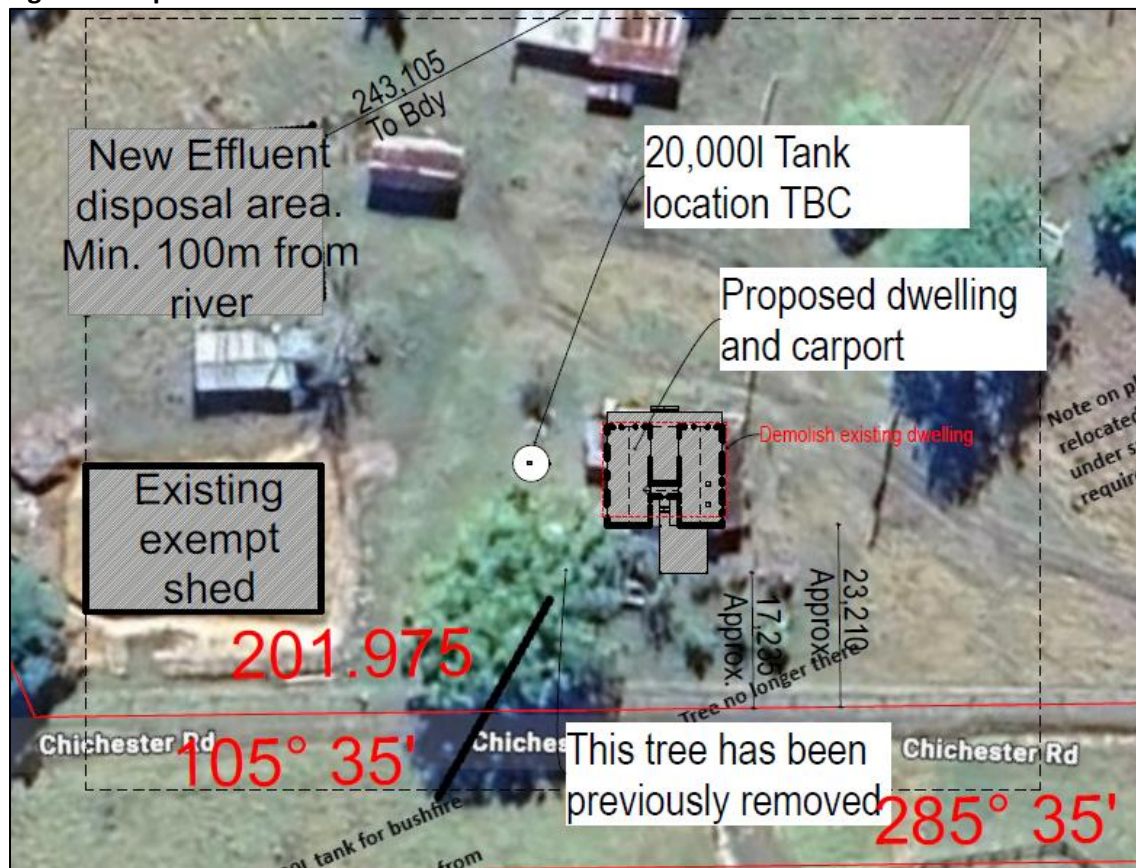


Figure 6 Rendered Image of Proposed Dwelling



As a manufactured home it is understood that installation/construction will be subject to a Section 68 Local Government Act License, to be obtained following consent being granted.

The proposed dwelling, as a manufactured home, is exempt from BASIX compliance.

Detailed plans of the proposal accompany this application.

4.0 Statement of Environmental Effects

The following provides an outline of how the proposed development has considered any possible environmental impacts, and the measures utilised to reduce/mitigate these impacts, as required by the Environmental Planning and Assessment Regulations (2021).

4.1 Existing Site Conditions

The site is currently used for small scale cattle grazing. No contaminating land use activity was observed during the site inspection.

It is therefore unlikely that the site has experienced any known contamination. As such, the site is considered suitable for ongoing residential occupation and further assessment is not necessary.

4.2 Site Topography

The proposed dwelling requires no significant change to the site topography given the minimal slope conditions.

Any excavation will be undertaken via batter slopes.

4.3 Stormwater/Sediment and Erosion Control

Given the nature of the site, stormwater management measures will be undertaken via a level spreader or similar. Standard condition of consent accepted for stormwater management.

4.4 Ecological Environment

The proposed dwelling will not require the clearing of any vegetation, the ecological environment will therefore not be altered by this application.

4.5 Bushfire

The subject site is identified as being bushfire prone land in accordance with Council mapping. The application is therefore supported by a Bushfire Hazard Assessment summarised as follows:

- The subdivision that is to be registered in the near future included bushfire hazard mitigation measures, including the requirement for a rainwater tank with Storz valve. This has been installed, see **Figure 3**
- The dwelling is sited within the immediate context of managed land/grass land, nearest hazard considered to be vegetated creek line to the north. This is over 100m from the proposed dwelling, mitigating the need for any specific bushfire hazard construction measures
- Existing access arrangements provided to the dwelling considered suitable for fire fighting equipment
- All other service provisions considered to be suitable for the bushfire hazard mitigation

4.6 Traffic and Access

The proposed subdivision will not impact on the existing traffic and access network given it will not generate any additional traffic movements, works replacing an existing dwelling only.

4.7 Heritage

The site and adjoining allotment do not contain any heritage items/conservation areas.

The proposal will be undertaken within an area of previously disturbed land. For completeness an AHIMS search has been completed, confirming no uncovering of any artefacts within 200m of the site. No further response required to Aboriginal heritage.

5.0 Section 4.15 Assessment Response to Planning Instruments

An assessment of the proposal has been undertaken in accordance with Section 4.15 of the Environmental Planning and Assessment Act (1979).

5.1 Environmental Planning Instruments

5.1.1 Other Acts

Local Government Act 1993

In accordance with Section 68 of the Local Government Act an approval to install the Manufactured Home will be submitted following the approval of the Development Application.

Water Management Act 2000

The subject site includes a watercourse, however no works are sought within 40m.

A controlled activity approval is therefore not required to be sought as part of this application.

Rural Fires Act 1997

The application has addressed the sites identification within a bushfire prone area, being accompanied by a Bushfire Hazard Assessment.

5.1.2 State EPI's

State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 Standards for residential development – BASIX

The proposal is for a manufactured home. No BASIX certificate is therefore required.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 of the SEPP contains provisions aimed to encourage the 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. The proposed development does not require any vegetation removal and as such there is no impact identified.

State Environmental Planning Policy (Resilience and Hazards) 2021

The Resilience and Hazards SEPP incorporates provisions from the SEPPs being consolidated as follows:

Chapter 4 - Remediation of Land

The proposed dwelling will not involve the disturbance of any significant areas of soil nor will it involve an intensification of land use/additional persons residing within the site.

A contamination assessment is therefore not required.

5.1.3 Local EPI's

Dungog Local Environmental Plan 2014

Land Use Table

The subject site is zoned RU1 Primary Production. Dwelling houses are permissible with consent and entirely consistent with the zone objectives.

Council are advised that the current lot boundaries have the existing/proposed dwelling being within the same allotment as a dwelling on the opposing side of Chichester Road. This scenario is relative only to the current lot alignment, being rectified within the approved and soon to be registered subdivision.

It is anticipated that the subdivision will be registered prior to consent being granted for the dwelling. In the event that registration has not occurred a condition requiring registration is accepted.

5.21 Flood Planning

The area of the proposed dwelling is not flood prone.

The proposal will therefore not expose additional persons to the threat of flood, nor alter the flood regime, a detailed response to Clause 5.21 is therefore not required.

6.2 Earthworks

No significant earthworks required as part of the proposed dwelling which is to be erected on piers and within a relatively flat area of the site.

Suitable conditions for erosion and sediment control accepted.

6.4 Stormwater management

Stormwater to be managed via existing rainwater reuse tank and conditions for overflow treatment (i.e level spreader or similar).

5.2 Draft Environmental Planning Instruments

There are no known draft EPI's applicable to the proposal.

5.3 Development Control Plans

The proposal addresses the relevant sections of the Dungog Development Control Plan as follows:

Chapter	Control	Discussion	Complies
C.1 Residential Development	10m Building Height Water Supply	The proposed dwelling has a maximum height of 5.73m compliant with the DCP. 22,000L tank provided as part of the subdivision, compliant with the DCP requirements.	Yes

	Sewerage Property Access Energy Efficiency	Proposal subject to separate license to operate effluent disposal system, conditions to be applied as required. Proposal to utilise existing access, no upgrades deemed to be required. Dwelling is provided with suitable orientation for energy efficiency with living areas facing north.	
C.3 Building Line Setbacks	Front Setback – 50m (site does not face onto a main road) Side and Rear Setback – 50m	Setback of the dwelling generally aligns with existing dwelling which has a setback well below 50m. Retention of this footprint considered to be most suitable outcome for the site, ensuring there is no additional ground disturbance and existing access readily able to be retained. Carport within front setback area also considered to be a suitable design outcome, structure is lightweight in nature and will not impact on streetscape. Side and rear setbacks both greater than 50m.	No – justification provided
C.4 Erection of Farm Buildings and Outbuildings/Sheds	N/A – No farm building sought		
C.5 Bushfire	Application to be accompanied by a bushfire hazard assessment.	Bushfire hazard assessment provided with application, conditions to be applied as required.	Yes
C.15 Contaminated Land		Refer to above response to SEPP Resilience and Hazards	Yes
C.16 Biodiversity	Council is required to consider the potential for impact biodiversity and on threatened species, populations and ecological communities arising from ALL development applications.	The proposal will not require the removal of any vegetation and is therefore not considered to impact on the biodiversity of the subject site.	Yes

C.20 Off street parking	2 parking spaces to be provided to the Dwelling	2 parking spaces provided within carport, compliant with C.20.	Yes
C.23 Onsite Sewage management		Condition applied to require an effluent system to be approved prior to issue of the construction certificate/license for manufactured home.	Yes
C.24 Site Waste Minimisation and Management			
Site waste minimisation and management plan	Waste management plan to be submitted with the DA.	A waste management plan provided with the Development Application, addressing DCP requirements.	Yes

5.4 Likely Impact of the Development

The Statement of Environmental Effects, and the response to the relevant planning instruments, demonstrate how the proposal has properly considered and responded to any likely impact of the development on the site and its context.

5.5 Suitability of the Site for the Development

The suitability of the site for the proposed dwelling has been demonstrated by the various sections of this report.

5.6 Submissions made in respect of Application

This Development Application may require notification to adjoining neighbours.

Given the proposals consistency with the zone objectives and intended use is consistent with adjoining rural land uses, it is not expected to raise any significant objection.

Any submissions will be responded to as required by the assessing officer.

5.7 The Public Interest

The development satisfactorily addresses Council's criteria and provides a development outcome that, on balance, results in a positive impact for the community. Approval of the development is deemed to be in the public interest.

6.0 Conclusion

This report demonstrates how the proposed Dwelling House has considered the site conditions and Council controls.

Council support for the application is therefore anticipated.