

STATEMENT OF ENVIRONMENTAL EFFECTS

**DWELLING (CREATING DETACHED DUAL
OCCUPANCY)**

**360 WALLAROBBA-BROOKFIELD ROAD,
BROOKFIELD, NSW, 2420**

(LOT 18 DP1279754)

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EXECUTIVE SUMMARY

Perception Planning has been engaged by Stephen Bartrop (the client) to prepare a Statement of Environmental Effects (SEE) for a dwelling (creating detached dual occupancy) (the development) at 360 Wallarobba-Brookfield Road, Brookfield 2420 (Lot 18 DP1279754) (the site).

The site is an existing rural property, which is located within the Dungog Shire Council Local Government Area (LGA). The characteristics of the proposed development include:

Conversion of existing dairy shed to dwelling (creating detached dual occupancy with existing dwelling)

- Partial demolition of existing dairy shed to accommodate the below additions
- Single carport
- Bedroom with ensuite
- Bedroom
- Bathroom
- Kitchen with living and dining area
- Patio
- Fireplace
- Laundry

The assessment of the application has not identified any significant environmental impacts that cannot otherwise be managed or mitigated. The proposal is a suitable development option for the site and is considered to:

- Meet the zone objectives of the RU1 zone by providing a compatible land use, whilst protecting existing rural function and amenity,
- Be suitably located to minimise any potential land use conflict,
- Be an appropriate response to the context, setting, planning instruments and assessment as required under Section 4.15 of the EP&A Act,
- Provide a built form that is sympathetic to the existing environment and complimentary to the desired character of the locality.

The proposal has been analysed in terms of all relevant planning framework to identify and address the key planning requirements and site constraints. These issues have been addressed throughout the SEE to ensure optimal consideration has been afforded to the development of the site.

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

ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
ASS	Acid Sulphate Soils
BAR	Bushfire Assessment Report
BPL	Bushfire Prone Land
DA	Development Application
DCP	Development Control Plan
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFL	Finished Floor Level
RoW	Right of Way
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation provided under separate cover.

Attachment	Document	Prepared by	Reference
1	DCP Compliance Table	Perception Planning	Ref: J005111 Rev: 2 Dated: 24/04/2026
2	Certificate of Title	LRS	Ref: 18/1279754 Rev: 2 Dated: 25/03/2022
3	Deposited Plan	LRS	Ref: DP1279754 Dated: 15/12/2021
4	AHIMs Search Results	AHIMs	Ref: J005111 Dated: 10/12/2025
5	BYDA Search Results	BYDA	Ref: J005111 Dated: 11/12/2025
6	Survey	David Cant Surveyors	Ref: 25-242 Wallrobb Dated: 19/11/2025
7	Architectural Plans (including Demolition Plan)	Sorensen Design	Ref: 2503805 Rev: N/A Dated: 18/03/2026
8	Hunter Water Stamped Plans	Hunter Water Corporation	Ref: 194495 Rev: N/A Dated: 31/03/2026
9	Bushfire Assessment Report	Newcastle Bushfire Consulting	Ref: N/A Rev: 1 Dated: 17/03/2026
10	Wastewater Report	Envirocycle	Ref: N/A Rev: N/A Dated: N/A
11	BCA Assessment Report	Perception Planning	Ref: J005111 Rev: B Dated: 22/04/2026
12	Preliminary Site Investigation	Nova Group	Ref: S00931 Rev: V01 Dated: 28/02/2026

13	Site Waste Management Plan	Perception Planning	Ref: J005111 Dated: 24/03/2026
14	Cost Estimate Report	Perception Planning	Ref: J005111 Dated: 24/03/2026
15	Owners Consent	Owners	Dated: 21/04/2026
16	BASIX Certificate	Sorensen Design	Ref: A1842763 Rev: N/A Dated: 20/04/2026

1 BACKGROUND

1.1 PURPOSE

Perception Planning has been engaged by Stephen Batrop (the client) to prepare a Statement of Environmental Effects (SEE) for a dwelling (creating detached dual occupancy) (the development) at 360 Wallarobba Brookfield Road, Brookfield 2420 (Lot 18 DP1279754) (the site).

This SEE has been prepared in coordination with the client to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the 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 DPIE) guide to the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) (s4.15). This SEE has been prepared pursuant to the EP&A Act 1979 (s4.12 (9)) and accompanying regulation. 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;
- 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

The following information describes the site, location and context.

Lot/DP	Lot 18 DP1279754
Address	360 Wallarobba-brookfield Road, Brookfield 2420 ('the site')
Area	Approx. 23 ha
Zoning	RU1 - Primary Production
Consent Authority	Dungog Shire Council
Current Use	Existing single storey dwelling house, driveway, ancillary shed, garage and existing farm building previously used for dairy operations
Site Constraints	• Minimum Lot Size: 60 ha • Bushfire Prone Land: Vegetation Category 1 and 3 • Drinking Water Catchment: Special Area - Williams • Biodiversity Values Map: Affected

1.3 SITE DESCRIPTION

The site is located at 360 Wallarobba-brookfield Road, Brookfield 2420 legally identified as Lot 18 DP1279754, shown in **Figure 1**. The site is located within the Dungog LGA for which Dungog Shire Council is the relevant planning authority for local development. The site particulars are summarised in the table above, with site constraints obtained from the NSW Planning Portal and State government sources.

The site is zoned RU1 - Primary Production under the Dungog Local Environmental Plan 2014 ('the LEP') and is located within an existing rural area. The site is bound by RU1 – Primary Production zoned land and is an irregular shape. The site gains access from Wallarobba-Brookfield Road to the South, which is classified as a local road according to NSW Road Network Classifications. The existing structures on the site are located toward the southern side of the site.

Vegetation on site is minimal, containing scattered trees on the northeast of the site and minimal trees to the west. The site also contains multiple small dams.

A Before You Dig Australia search was conducted 10 December 2025 with results contained in **ATTACHMENT 5**.

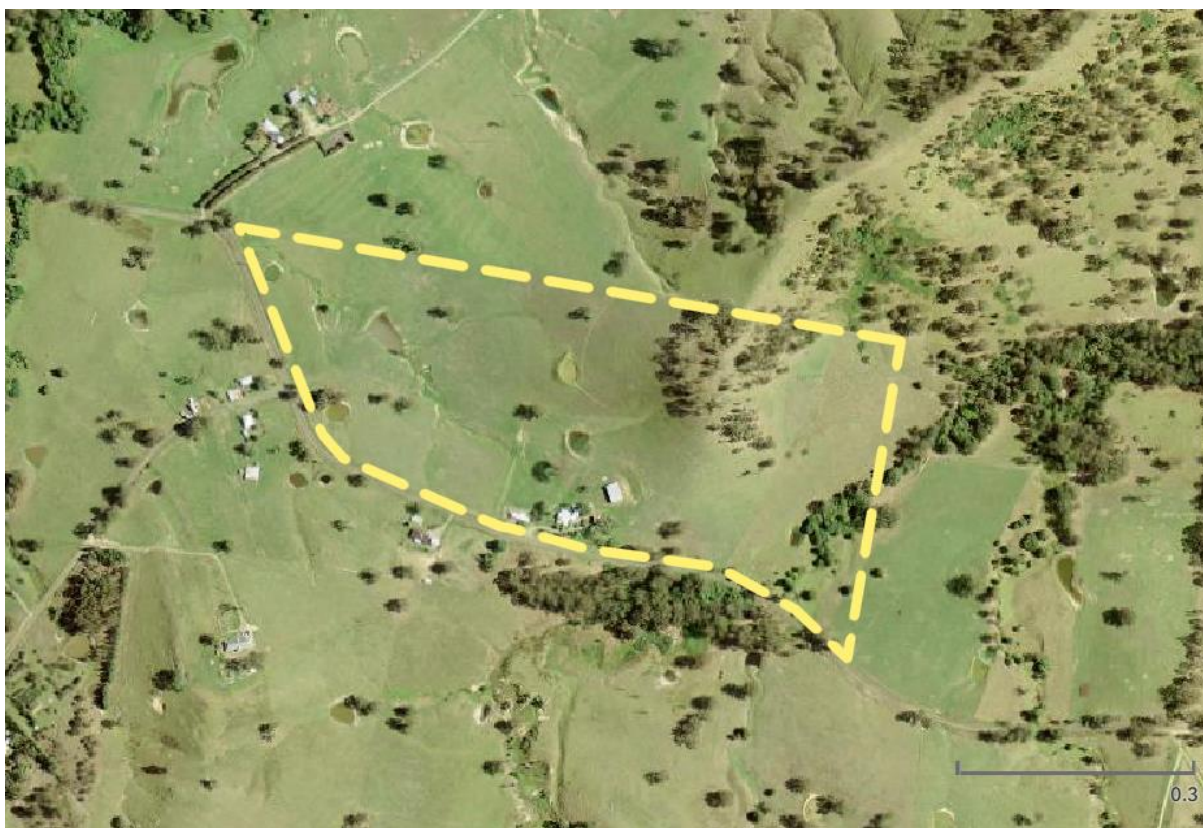


Figure 1 - Site and locality map (NSW Planning Portal, 2026)

1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

A review was conducted of the Dungog Shire Council Development Application Tracker on 10 December 2025 for any lodged and/or determined development consents, with a DA and Subdivision Certificate for a boundary adjustment being the only results obtained.

No known compliance matters exist which would otherwise prohibit the proposed development.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The proposed development includes:

Conversion of existing dairy shed to dwelling (creating detached dual occupancy with existing dwelling)

- Partial demolition of existing dairy shed to accommodate the below additions
- Single carport
- Bedroom with ensuite
- Bedroom
- Bathroom
- Kitchen with living and dining area
- Patio
- Fireplace
- Laundry

Architectural Plans including a Demolition Plan are provided as **ATTACHMENT 7** and shown in **Figures 2-7** below.

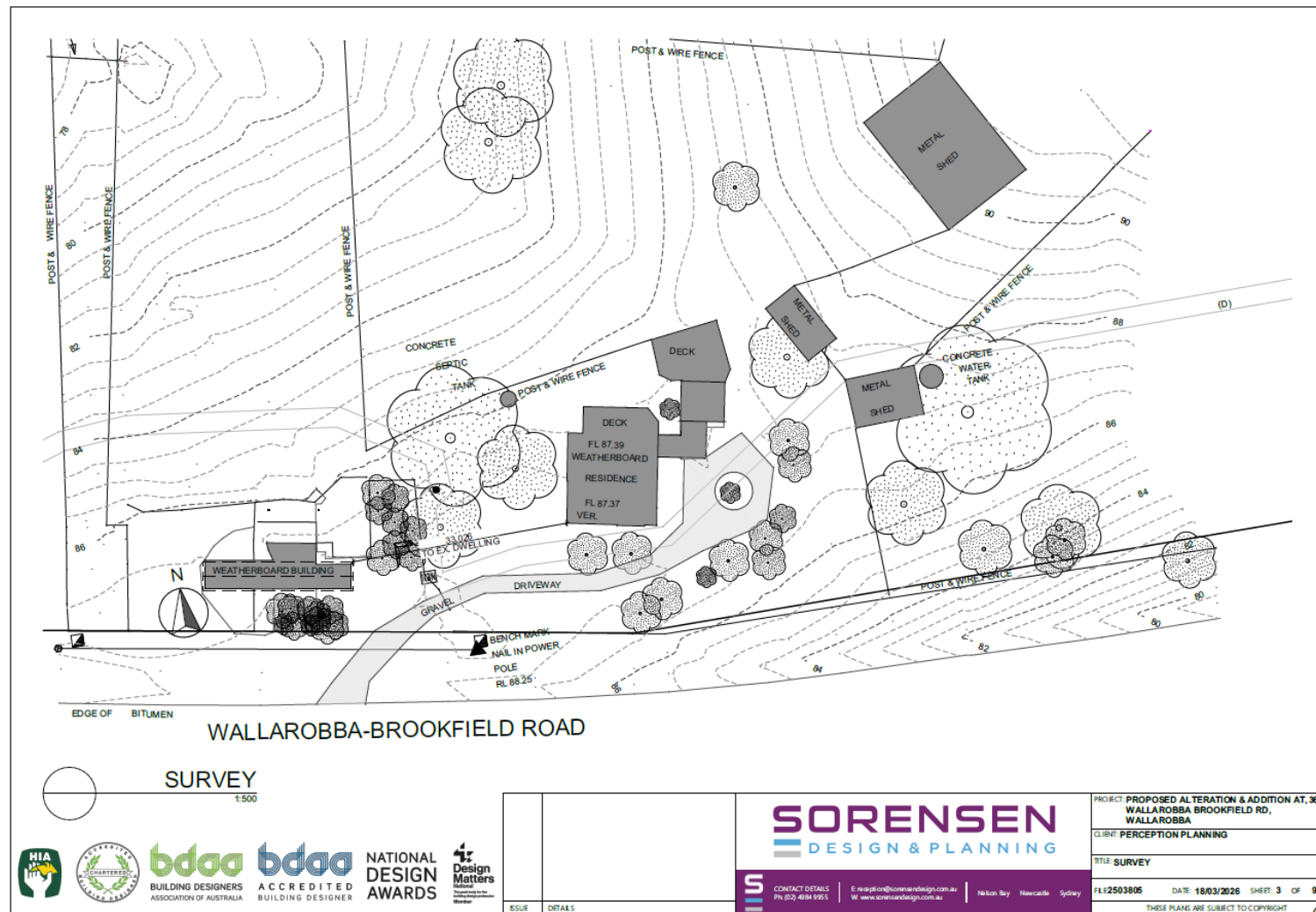
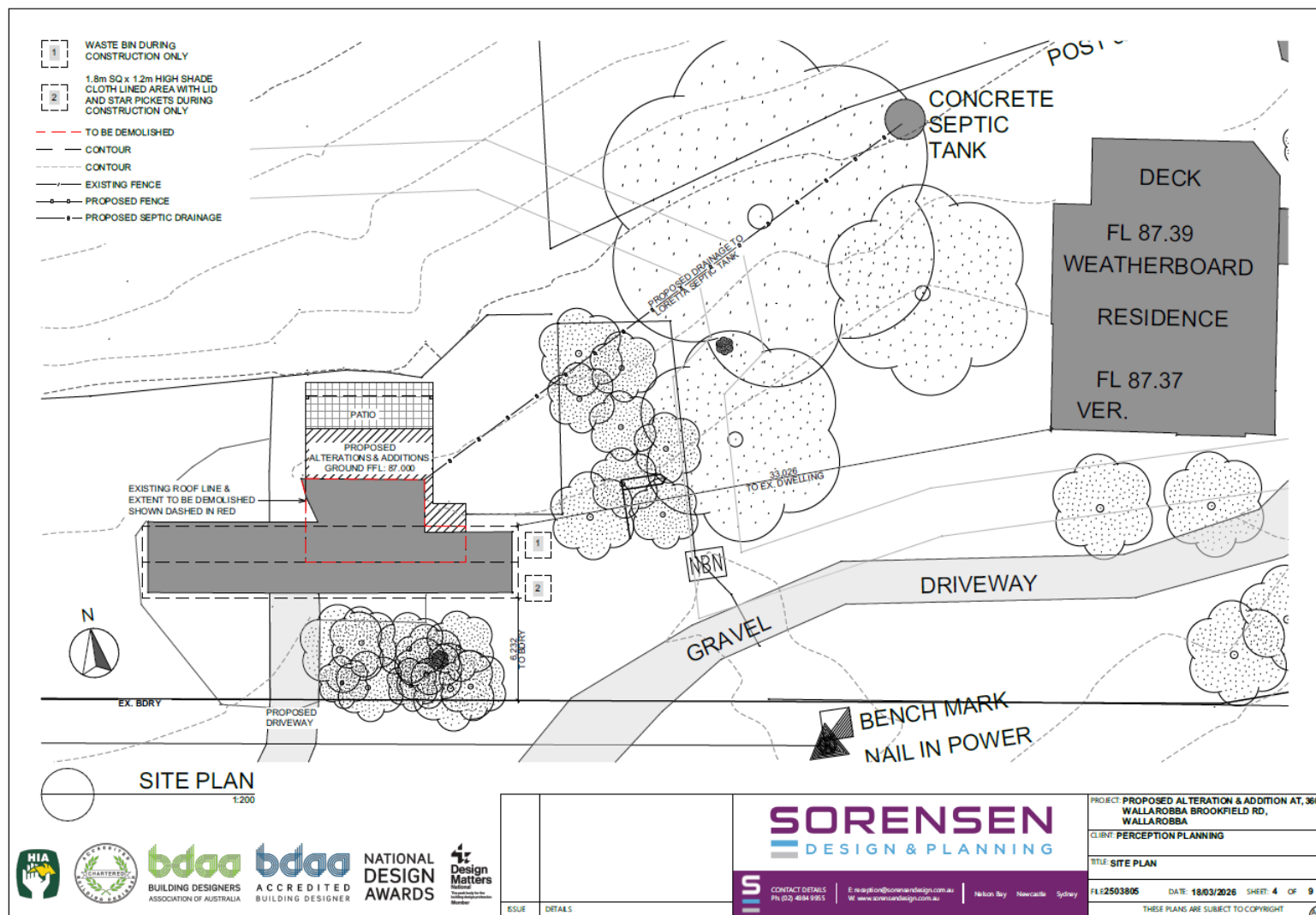


Figure 2 - Site Plan (Sorensen Design, 2026)



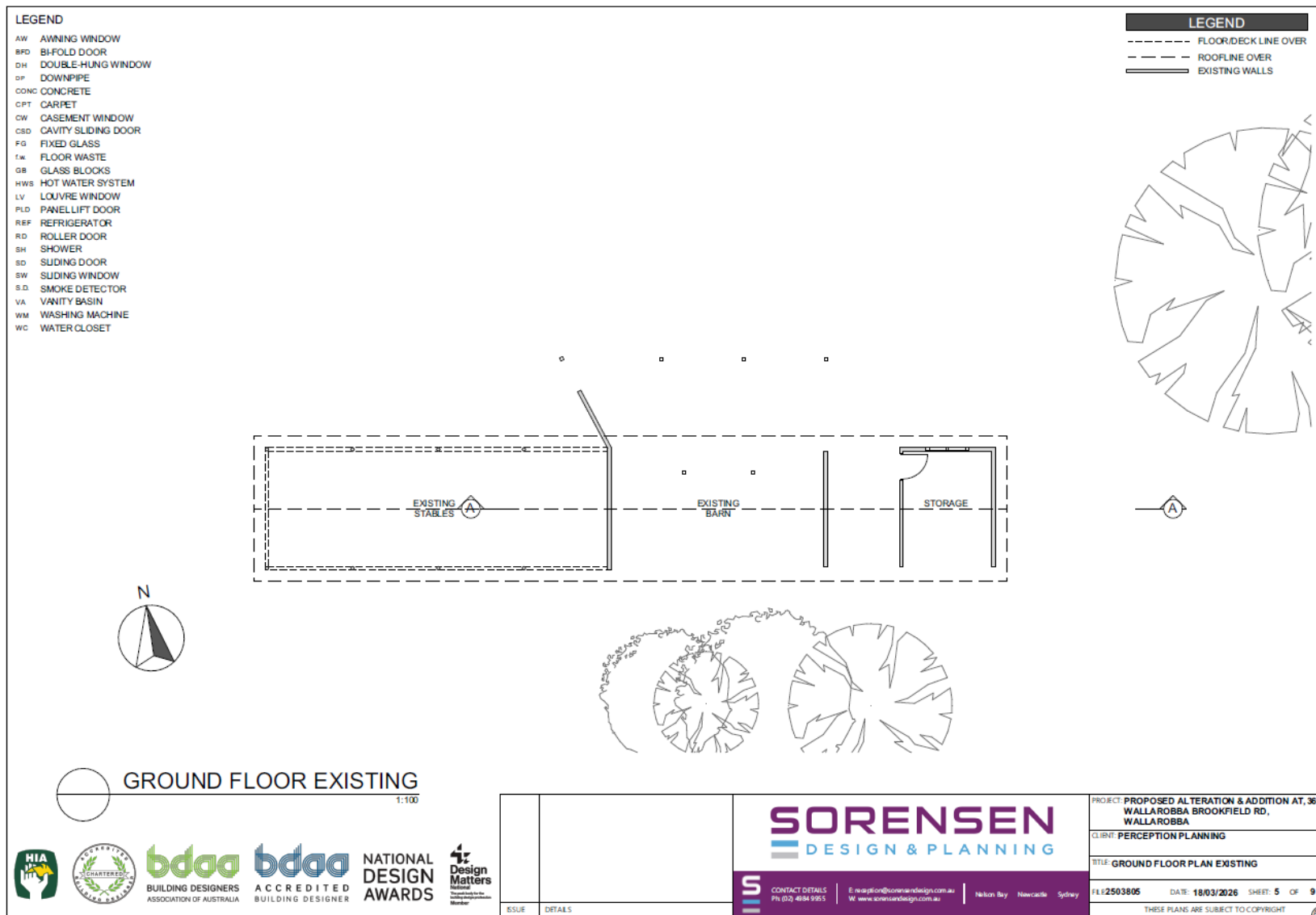


Figure 4 - Existing Floorplan (Sorensen Design, 2026)



Figure 5 - Proposed Floorplan (Sorensen Design, 2026)

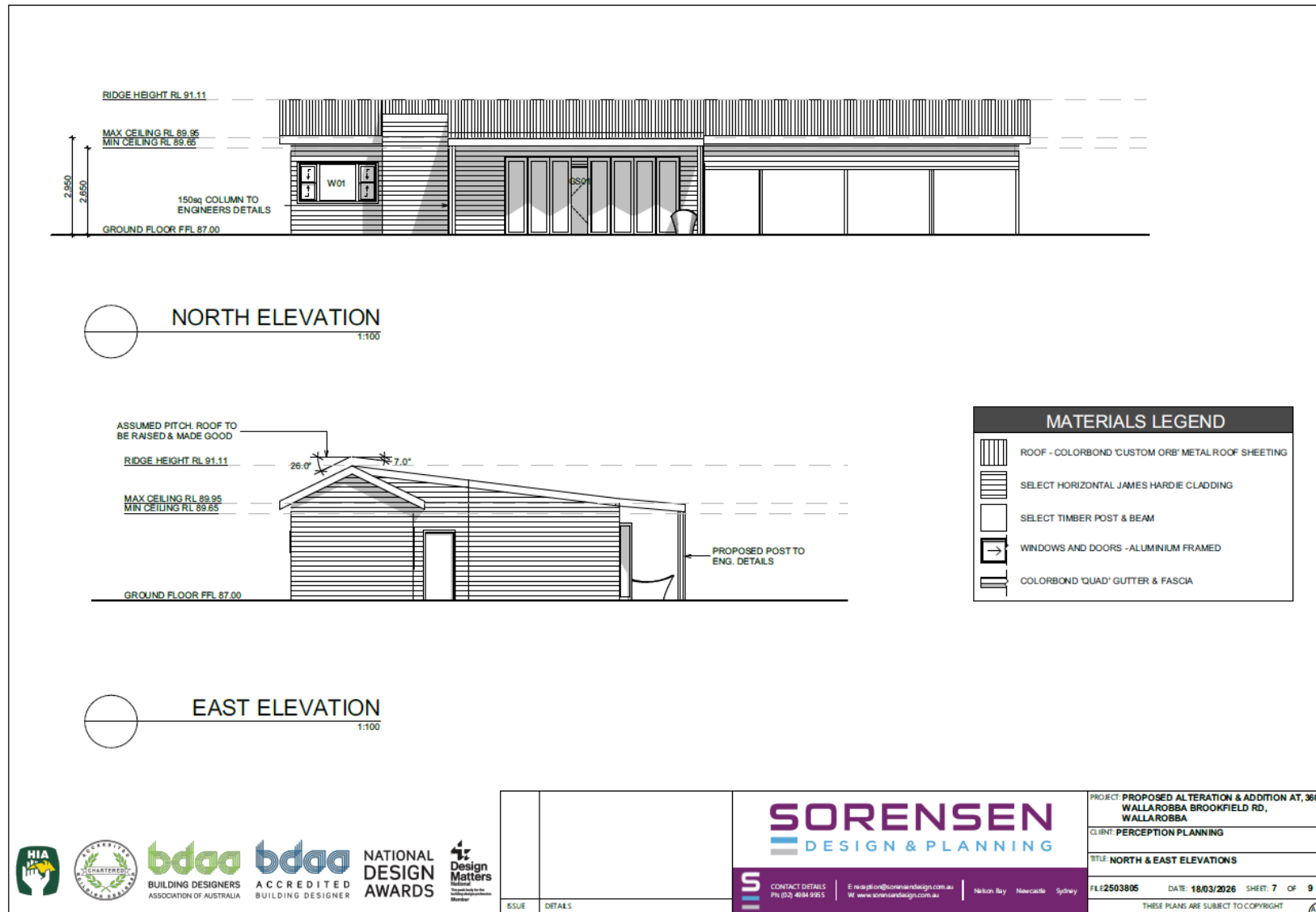


Figure 6 – North & East Elevations (Sorensen Design, 2026)

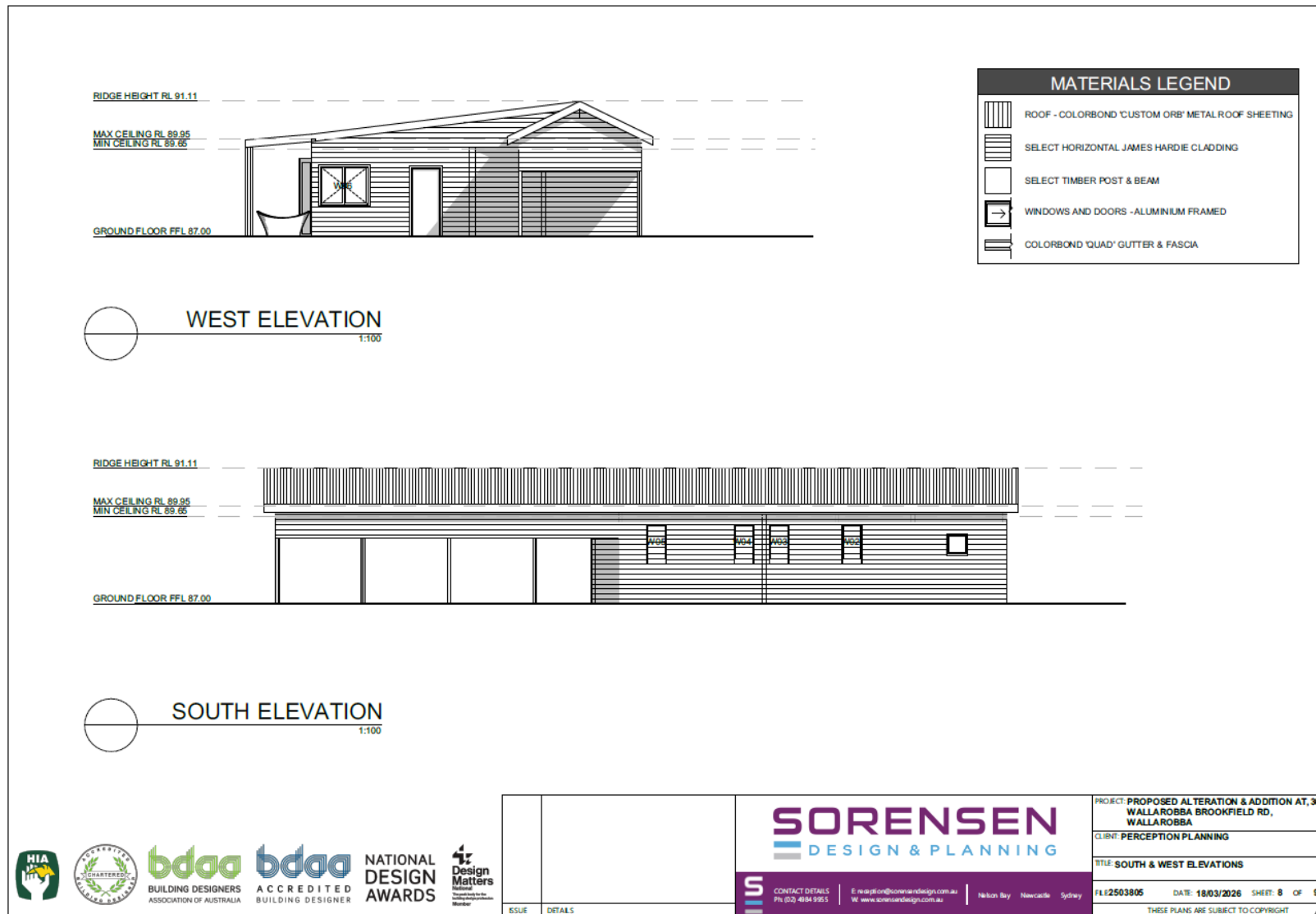


Figure 7 – West & South Elevations (Sorensen Design, 2026)

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 details below.

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?

This section of the EP&A Act defines integrated development as matters which require consent from Council and one or more approvals under related legislation. In these circumstances, prior to granting consent, Council must obtain from each relevant approval body their General Terms of Approval (GTA) in relation to the development.

The proposed development is not nominated as integrated development.

Section 7.11 – Development contributions

Development contributions shall be calculated in accordance with the Dungog Development Contributions Plan.

3.1.2 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 Biodiversity Values (BV) Map forms part of the Biodiversity Offsets Scheme Threshold which is one of the triggers for determining whether the Biodiversity Offset Scheme (BOS) applies to a clearing or development proposal. The map is prepared by the Department of Planning, Industry and Environment (the Department) under Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

As per **Figure 8** below, the site is identified as containing land on the biodiversity values map, however this area is located approximately 275m from the proposed development location and is associated with the vegetated riparian zone of Unwarrabin Creek

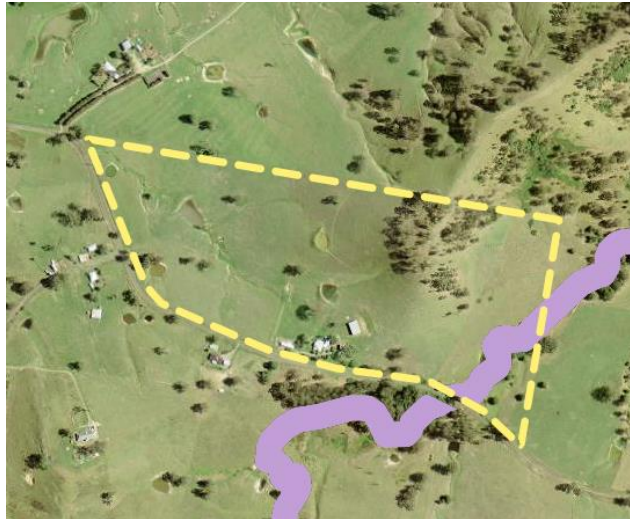


Figure 8 - Biodiversity Values Map (NSW Planning Portal, 2026)

Additionally, no vegetation removal associated with the proposed development. To this extent, further consideration of the BC Act is not warranted.

3.1.3 HUNTER WATER ACT 1991

The site is within the operational area to which Hunter Water Act 1991 applies. As such, Hunter Water Corporation is the relevant water authority.

Stamped plans are provided at **ATTACHMENT 8**.

3.1.4 WATER MANAGEMENT ACT 2000

The development site is not located within 40m of a mapped watercourse. The proposed development is minor in nature therefore does not constitute a 'controlled activity' in accordance with the Water Management Act.

Stormwater resulting from the proposed dwelling will be managed on site through a future water tank to be installed with additional runoff to be dispersed on site.

3.1.5 ROADS ACT 1993

Road management between Roads and Maritime Services and councils in NSW provides for three categories of road: State, Regional and Local. The *Roads Act 1993* provides for roads to be classified as Freeways, Controlled Access Roads, Tollways, State Highways, Main Roads, Secondary Roads, Tourist Roads, Transitways and State Works. The classification of a road empowers Roads and Maritime Services to exercise broad authority over some, or all, aspects of legally classified roads and to provide financial assistance to councils.

Wallarobba-Brookfield Road is classified as a local road as per **Figure 9**.

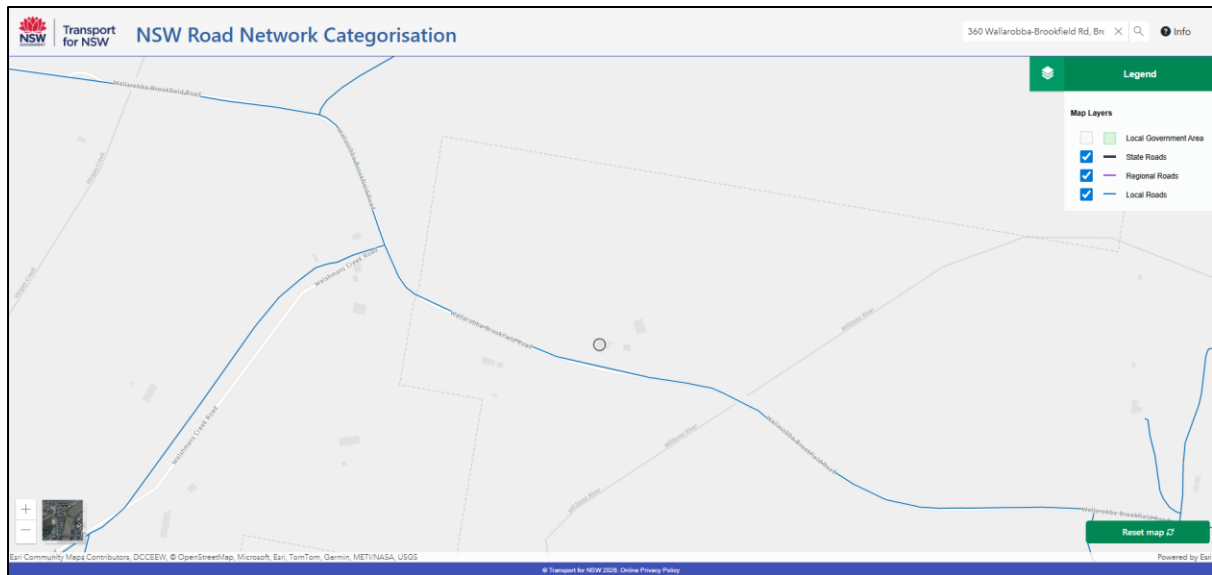


Figure 9 - Road Network Classifications (TfNSW, 2026)

The proposed dwelling will utilise the existing driveway and connection to Wallarobba-Brookfield Road. As such, the proposal will not compromise the safety or function of the road reserve.

To this extent, no further consideration of the Roads Act 1993 is considered necessary.

3.1.6 RURAL FIRES ACT 1997

As per **Figure 10**, the site is identified as being bushfire prone, with land classified as vegetation categories 1 and 3.

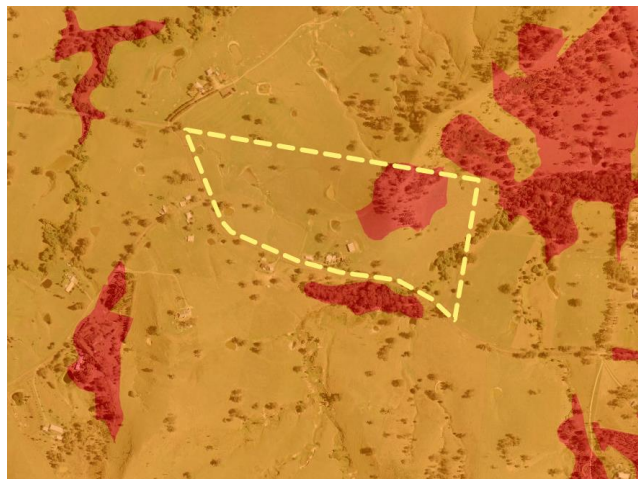


Figure 10 - Bushfire Prone Land (NSW Planning Portal, 2026)

A Bushfire Assessment Report is provided as **ATTACHMENT 9**, stating that the proposed dwelling shall be built to **BAL-12.5**.

Additionally, the property around the building to a distance of 28 metres where onsite and to the southern property boundary shall be maintained as an inner protection area (IPA) as outlined within Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document Standards for Asset Protection Zones.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All SEPPs have been considered in the preparation of this SOEE. An assessment of the applicable SEPPs is provided below, including:

- SEPP Resilience and Hazards 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Sustainable Buildings) 2022

3.2.1 SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

This chapter provides a State-wide planning approach to the remediation of contaminated land. 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.

A review of the Environment Protection Authority (EPA) contamination register confirms that no contamination, the subject of regulation by the EPA, is identified on the site. The proposed development is not listed within Table 1 of the chapter.

Due to the historic agricultural use of the site, a Preliminary Site Investigation has been provided as **ATTACHMENT 12**.

The site is suitable for the proposed development, and the objectives of this chapter have been satisfied. To this extent, no further provisions of the SEPP apply, and Council is not prevented, because of this Policy, from granting consent to the development application.

3.2.2 SEPP (Transport and Infrastructure) 2021

Section 2.122 - Traffic generating development

In accordance with Section 2.122, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW.

3.2.3 SEPP (Biodiversity and Conservation) 2021

Chapter 4 – Koala Habitat Protection 2021

This chapter 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.

The proposed development does not involve the clearing of native vegetation. As such, proposal will have negligible impact on the free-living koala population

To this extent, no further provisions of the SEPP apply, and Council is not prevented, because of this Policy, from granting consent to the development application.

3.2.4 SEPP (Sustainable Buildings) 2022

The aim of this SEPP is to encourage sustainable residential development. A BASIX Certificate is required for the proposal, and as such as been attached in this application as **ATTACHMENT 16**. Further assessment against the Sustainable Buildings SEPP is not required.

3.3 LOCAL ENVIRONMENTAL PLAN

An assessment of the applicable Clauses of the Dungog Local Environmental Plan 2014 is provided below.

Clause 2.3 – Zone objectives and land use table

The site is zoned RU1 - Primary Production under the LEP. Clause 2.3 provides the objectives of the zone and identifies development, which is permitted without consent, permitted with consent and prohibited as detailed below:

Objectives

- *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.*

Permitted without consent

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

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***

Prohibited

Any development not specified in item 2 or 3

The proposed development is defined as a dwelling that will create a detached dual occupancy with the existing dwelling, which is permissible land use with consent in zone RU1. The proposed development provides a compatible land use whilst protecting the rural function and amenity of zone RU1. The existing building location is suitably located to minimise any potential land use conflict. The proposed development therefore meets the objectives of zone RU1.

- **Clause 4.1 – Minimum subdivision lot size**

The size of any lot resulting from a subdivision of land to which this Clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

The site is identified as having a minimum lot size of 60 ha under the LEP.

The proposed development does not involve subdivision and the existing dwelling on the site achieves dwelling entitlement on the lot.

As such, no further consideration of Clause 4.1 is required.

- **Clause 4.2A – Erection of dwelling houses and dual occupancies on land in certain rural and conservation zones**

Clause 4.2A applies to land zoned RU1 – Primary Production and seeks to minimise unplanned rural residential development while enabling the orderly and lawful erection or replacement of dwelling houses on land where an entitlement exists.

The subject land is zoned RU1 and is below the minimum lot size shown on the Lot Size Map. Accordingly, the proposed development has been assessed against Clause 4.2A(3) to determine whether a dwelling entitlement exists.

The subject allotment was created prior to the commencement of the current Dungog Local Environmental Plan, noting that a boundary adjustment resulting in a new DP was undertaken in 2021. As such, the proposal is assessed under Clause 4.2A(3)(c).

Clause 4.2A(3)(c) permits the granting of development consent where a lot was created before the commencement of the Plan and:

- (i) the erection of a dwelling house was permissible on that lot at the time of its creation; and
- (ii) no development standards limiting the power to grant consent for the erection of a dwelling house applied to that lot prior to the commencement of the Plan.

At the time the subject lot was originally created, the applicable planning controls permitted the erection of a dwelling house on rural allotments of this nature. Further, there were no development standards in force at that time, including minimum lot size controls, that would have prohibited or restricted the erection of a dwelling house on the subject land.

The current minimum lot size provisions under the Dungog LEP represent a subsequent planning control and do not operate retrospectively to extinguish an existing dwelling entitlement on a lawfully created lot.

Accordingly, the subject land satisfies the requirements of Clause 4.2A(3)(c), and development consent may be granted for the erection of a dwelling house notwithstanding that the allotment does not meet the current minimum lot size.

The proposed development is consistent with the objectives of Clause 4.2A, as it does not result in the fragmentation of rural land or introduce unplanned rural residential development. Rather, it represents the lawful utilisation of an established dwelling entitlement on a long-standing rural allotment.

To this extent, the proposed development is considered to be consistent with, and permissible under this clause.

- **Clause 5.10 – Heritage Conservation**

The objective of this Clause is to conserve the environmental heritage of Dungog, including heritage items and heritage conservation areas, associated fabric, settings and views, to conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.

The site is not heritage listed, within a heritage area, or in proximity to any heritage item.

An Aboriginal Heritage Information System Search (AHIMs) dated 10 December 2025 is provided at **ATTACHMENT 4**. The search identifies that no item or place of Aboriginal Heritage significance is located on or near the site.

To this extent, no further assessment against the objectives of Clause 5.10 is required.

- **Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or conservation zones**

Clause 5.16 states that for the erection of a dwelling on RU1 Primary Production land:

(4) The following matters are to be taken into account—

(a) the existing uses and approved uses of land in the vicinity of the development,

(b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,

(c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),

(d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

The land in the vicinity of the subject site is characterised by existing and approved dwellings on allotments that are well below the minimum lot size for the RU1 zone and are clearly established for residential and small-scale rural purposes (a). These uses represent the predominant land use outcome within the locality, and the proposed dwelling will not have any significant impact on those uses (b). The proposal is compatible with the surrounding pattern of development and will not give rise to land use conflict or constrain any lawful rural activity (c). In this context, standard siting and design controls are sufficient to ensure appropriate integration with the established rural-residential character of the area (d).

- **Clause 5.21 – Flood Planning**

The objective of this clause is to minimise the flood risk to life and property associated with the use of land, whilst allowing appropriate development that is compatible with the flood function and behaviour of the land.

The site is not identified as being within a Flood Planning Area under the LEP. To this extent, no further assessment against the objectives of Clause 5.21 is required.

- **Clause 6.1 – Acid sulfate soils**

The site does not contain acid sulfate soils.

- **Clause 6.2 – Earthworks**

Earthworks for the proposed development are minimal in nature and relate to the construction of footings for the proposed dwelling. No detrimental effects are anticipated to result from the proposed minor works.

- **Clause 6.5 – Drinking Water Catchment**

This clause applies to land identified as “Drinking water catchment” on the Drinking Water Catchment Map. In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows.

The site is located within the Williams River Drinking Water Catchment as per **Figure 11** below.



Figure 11 - Drinking Water Catchment (NSW Planning Portal, 2026)

The proposed development will have no changing impact on the drinking water catchment. All water will be collected on site through the proposed rainwater tanks and the wastewater treatment system will be designed to avoid adversely impacting any nearby watercourses.

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

The objective of this clause is to protect and maintain water quality within watercourses, the stability of the bed and banks of watercourses, aquatic and riparian habitats, ecological processes within watercourses and riparian areas.

The subject site does not contain any watercourses or riparian lands.

It is noted the proposed development will not be sited within 40 metres of the top bank of any identified watercourse. The development will be serviced by a wastewater management system consistent with the Development Assessment Framework (DAF) and has not been found to result in any impact on watercourses or riparian areas.

- **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 Before You Dig Australia (BYDA) search was completed with results provided at **ATTACHMENT 5**.

Provision of all services to the development will occur during construction.

To this extent, the development is adequately serviced and meets the requirements of Clause 6.8 and no further assessment is required.

- **Clause 6.10 – Williams River Catchment**

The site is located within the Williams River Drinking Water Catchment as per **Figure 12** below.



Figure 12 - Drinking Water Catchment (NSW Planning Portal, 2026)

The proposed development does not involve a polluting activity and is designed with an appropriate stormwater management system. As such, the proposal will have a neutral or beneficial effect on the Williams River Catchment.

- **6.11 Dual Occupancies (detached) in Zone RU1**

Development consent must not be granted to development for the purpose of a dual occupancy (detached) on land to which this clause applies unless the consent authority is satisfied that;

- a. the development is sited and designed in such a way as to give the development the appearance of a unified and consistent built form, and
- b. the dwellings will be located within 100 metres of each other, and

- c. the 2 dwellings have shared infrastructure, including fire breaks, water supply, electricity supply, sewage disposal and management, stormwater drainage and suitable vehicle access, and
- d. the development is on land that is physically suitable for the erection of the dwellings.

The proposed dwelling will be sited within 35m of the existing dwelling, giving the appearance of a unified development. The dwellings will share infrastructure as practical, including a shared APZ, driveway access and vehicle articulation. The dwelling sizes also result in shared wastewater management.

The proposal seeks to provide alternative accommodation for rural families and is considered to be compatible with the rural production value of the site. The proposal allows the site to be fully utilised without compromising current use or amenity.

3.4 DEVELOPMENT CONTROL PLAN

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

3.5 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

This Statement has been prepared to support a development application, as described in Section 2, to Dungog Council in accordance with the *Environmental Planning Assessment Regulations 2021* (EPA Regulations).

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 VISUAL IMPACT

The proposed development will reinforce the rural nature of the locality and is characteristic of other developments in both the local and wider community. The development is not expected to negatively impact on the visual amenity of the locality through the size of the lot and design of the dwelling. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

The existing access will be maintained from Wallarobba- Brookfield Road. No adverse traffic or transport impacts are associated with the proposed development.

4.1.3 PUBLIC DOMAIN

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

4.1.4 SERVICES

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

4.1.5 NOISE AND VIBRATION

Construction noise will be as per normal construction times and processes and will cease once construction is completed.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

No trees or other vegetation is proposed to be removed for this development. It is not anticipated that the proposed development will have a detrimental impact on the ecology on the site or the surrounding area.

4.2.2 LANDSCAPING

No additional landscaping is proposed as part of this development.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (10 December 2025) did not identify the subject site as containing any Aboriginal sites or places as shown in **ATTACHMENT 4**. Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.

4.2.4 STORMWATER

Given the relatively large size of the lot, stormwater can be suitably managed on the lots. Stormwater runoff from the dwelling will collect in water tanks on the site will overflow downslope.

4.3 SOCIAL AND ECONOMIC

The proposed development will provide employment opportunities in the locality and support the local building industry. This will create direct monetary input to the local economy and support employment in the locality.

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

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures are required as a result of the proposed development. The proposed development will not create any safety, security or crime concerns on or around the site. Additional habitation of the site will help to further enhance the passive surveillance of the site and may contribute to increased safety and security in the area.

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

5 SUITABILITY OF THE SITE

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

6 ANY SUBMISSIONS AND CONSULTATION

It is anticipated that Council may place the application on public notification. We welcome the opportunity to respond to any community submissions.

7 PUBLIC INTEREST

The proposal facilitates appropriate rural development in the locality to service the needs of the community. The proposed development is not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality. The proposed development reinforces the rural nature of the land and is in keeping with the character of surrounding developments.

The proposed development is in the public interest.

8 CONCLUSION

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

In summary, the proposal is a suitable development option for the site and is considered to:

- Meet the zone objectives of the RU1 zone by providing a compatible land use, whilst protecting rural function and amenity,
- Be suitably located to minimise any potential land use conflict,
- Be an appropriate response to the context, setting, planning instruments and assessment as required under Section 4.15 of the EP&A Act,
- Provide a built form that is sympathetic to the existing environment and complimentary to the desired character of the locality.

It is considered that the proposal will have no significant impacts on the surrounding properties so that it is likely to adversely affect their enjoyment, use, or amenity. The benefits provided by the proposed development outweigh any potential impacts that cannot otherwise be mitigated, and therefore approval is recommended.

We look forward to Council's determination of this matter. If we can provide any further information or clarity, please do not hesitate to contact us.



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