

STATEMENT OF ENVIRONMENTAL EFFECTS

**1 INTO 2 LOT TORRENS TITLE SUBDIVISION,
REGULARISATION OF A DWELLING HOUSE, AND
CONSTRUCTION OF A DWELLING HOUSE
CREATING DETACHED DUAL OCCUPANCY**

**229 OAKENDALE ROAD, GLEN OAK NSW 2320
LOT 49 DP826013**

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Nerelle & Geoffrey Hand (the client) to prepare a Statement of Environmental Effects (SEE) for a 1 into 2 lot Torrens title subdivision, regularisation of a dwelling house, and construction of a dwelling house creating detached dual occupancy (the development) at 229 Oakendale Road, Glen Oak NSW 2320 (Lot 49 DP826013) (the site).

The site is located within Glen Oak, in the Dungog local government area (LGA). The site contains two detached dwelling houses (one proposed to be regularised) and ancillary development relating to agriculture on the site.

Development consent is specifically sought for the 1 into 2 lot Torrens title subdivision of the site, the regularisation of a dwelling house, and the construction of a dwelling house creating detached dual occupancy. The resulting development will contain a dwelling house on proposed Lot 2, and a detached dual occupancy on proposed Lot 1.

The key reasons why the proposed development should be considered acceptable include:

- The proposal is permitted with consent in the land use zone and is consistent with relevant zone objectives.
- The proposal complies with the specific design requirements for rural residential and subdivision works.
- The proposal will result in no negative social and economic impacts.
- There are no significant issues or impacts arising from the proposal.

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

TERMS & ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
ASS	Acid Sulphate Soils
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
FFL	Finished Floor Level
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by	Reference
1	DCP Compliance Assessment	Perception Planning	Ref: J005068 Dated: 10/06/2026
2	Dual Occupancy Architectural Plans	Sorensen Design & Planning	Ref: 2503787 Dated: 19/05/2026
3	Dwelling House Plans	Perception Planning	Ref: J005068 Dated: 23/03/2026
4	Plan of Proposed Subdivision	Le Mottee Group	Ref: 9813 PS-V1 Dated: 18/09/2025
5	Clause 4.6 Variation Report	Perception Planning	Ref: J005068 Dated: 10/06/2026
6	Bushfire Assessment Report	Firebird Ecosultants	Ref: N/A Dated: 18/06/2026
7	Onsite Wastewater Report	GSL Environmental	Ref: 199425 Dated: 24/01/2026
8	BASIX Certificate for Dual Occupancy	Sorensen Design & Planning	Ref: 1845799S Dated: 11/05/2026
9	BASIX Certificate for Dwelling House	Sorensen Design & Planning	Ref: 1845800S Dated: 11/05/2026
10	Partial Detail Survey	David Cant Surveyors	Ref: 25-220 Dated: 22/10/2025
11	Estimated Development Cost Report	Perception Planning	Ref: J005068 Dated: 19/12/2025
12	Waste Management Plan	Perception Planning	Ref: J005068 Dated: 19/12/2025
13	Hunter Water Stamped Plans	Hunter Water Corporation	Ref: 2026-1166 Dated: 10/06/2026
14	AHIMS Search Results	NSW Environment & Heritage	Ref: J005068 Dated: 19/08/2025
15	BMAT Report	Department of Planning, Housing and Environment	Ref: N/A Dated: 20/04/2026
16	BCA Report	Perception Planning	Ref: J005068 Dated: 23/03/2026
17	Site Plan	Perception Planning	Ref: J005068 Dated: 28/05/2026

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1.0 INTRODUCTION

Perception Planning Pty Ltd has been engaged by Nerelle & Geoffrey Hand (the client) to prepare a Statement of Environmental Effects (SEE) for a 1 into 2 lot Torrens title subdivision, regularisation of a dwelling house, and construction of a dwelling house creating detached dual occupancy (the development) at 229 Oakendale Road, Glen Oak NSW 2320 (Lot 49 DP826013) (the site).

This SEE has been prepared in coordination with the client and other sub-consultants to demonstrate the relevant matters associated with the proposed development. The SEE examines the existing site location and conditions, how the proposed relates to the location and the environment, and the planning merits of the proposal with respect to the relevant legislation, policies, and related requirements.

The site is located within Glen Oak, of the Dungog LGA. The site is zoned RU1 Primary Production, under the Dungog Local Environmental Plan (LEP) 2014, and the proposal is permitted with consent of the Council.

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.

1.1 PURPOSE OF THE STATEMENT

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning, Housing and Infrastructure (DPHI) guide to the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) (s4.15).

The objectives of this SEE area as follows:

- To provide a description of the site 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 (EPIs).
- 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.

1.3 SITE DETAILS AND DESCRIPTION

Property Address	229 Oakendale Road, Glen Oak NSW 2320
Lot and DP	Lot 49 DP826013
Local Government Area	Dungog Shire Council
Current Use	Dwelling house and ancillary structures relating to agricultural land use
Zoning	RU1 Primary Production
Size	116.78ha
Site Constraints	• Minimum Lot Size – 60ha • Drinking Water Catchment – Williams River Special Area • Bushfire Prone Land (Vegetation Category 1 & 3) • Biodiversity Values – Mapped Land • Riparian Lands and Watercourses – Mapped Land
Owner	Owner's consent has been provided on the Application Form for the DA.
DP and 88B Instrument	The site does not have any restrictions preventing the proposed development from occurring on the Title or 88B Instrument.

The site particulars are detailed in the table above with the site constraints reviewed against the Dungog Local Environmental Plan (LEP) 2014 and state policies. The site is located within Glen Oak, of the Dungog LGA. The development site consists of one lot, Lot 49 DP826013, and currently contains two dwelling houses (one proposed to be regularised) and ancillary structures, largely relating to the agricultural activities occurring on the site.

The site is largely clear of vegetation, relating to past and present agricultural land uses on the site. Denser vegetation is located on the western end of the site, as well as surrounding the riparian areas of Tumbledown Creek and other tributaries. The site overall has a flat topography, with the key exception of land to the west.

Development in the surrounding area is generally classified as rural in nature, with very low development densities on surrounding properties, and general agricultural and rural uses dominating the landscape.

The site is not connected to reticulated sewer services and therefore uses onsite sewer. The site has access to electricity and water connection.



Figure 1: Locality Plan, site outlined in yellow (Nearmaps, 2025)

1.4 CURRENT USE AND SITE HISTORY

A review of the Dungog Shire Council online DA tracker has not identified any applications relevant to the site.

2.0 THE DEVELOPMENT

Development consent is sought for the 1 into 2 lot Torrens title subdivision, regularisation of a dwelling house, and construction of a dwelling house creating dual occupancy (detached). Details of each component of the proposal are provided below. Refer to **Figure 2** below for a visual overview of the development proposal as a whole.

With regard to staging, the proposed development will be carried out in the following order:

Stage 1: Subdivision of lots and formalisation of dwelling on Lot 2

Stage 2: Construction of dwelling creating dual occupancy.

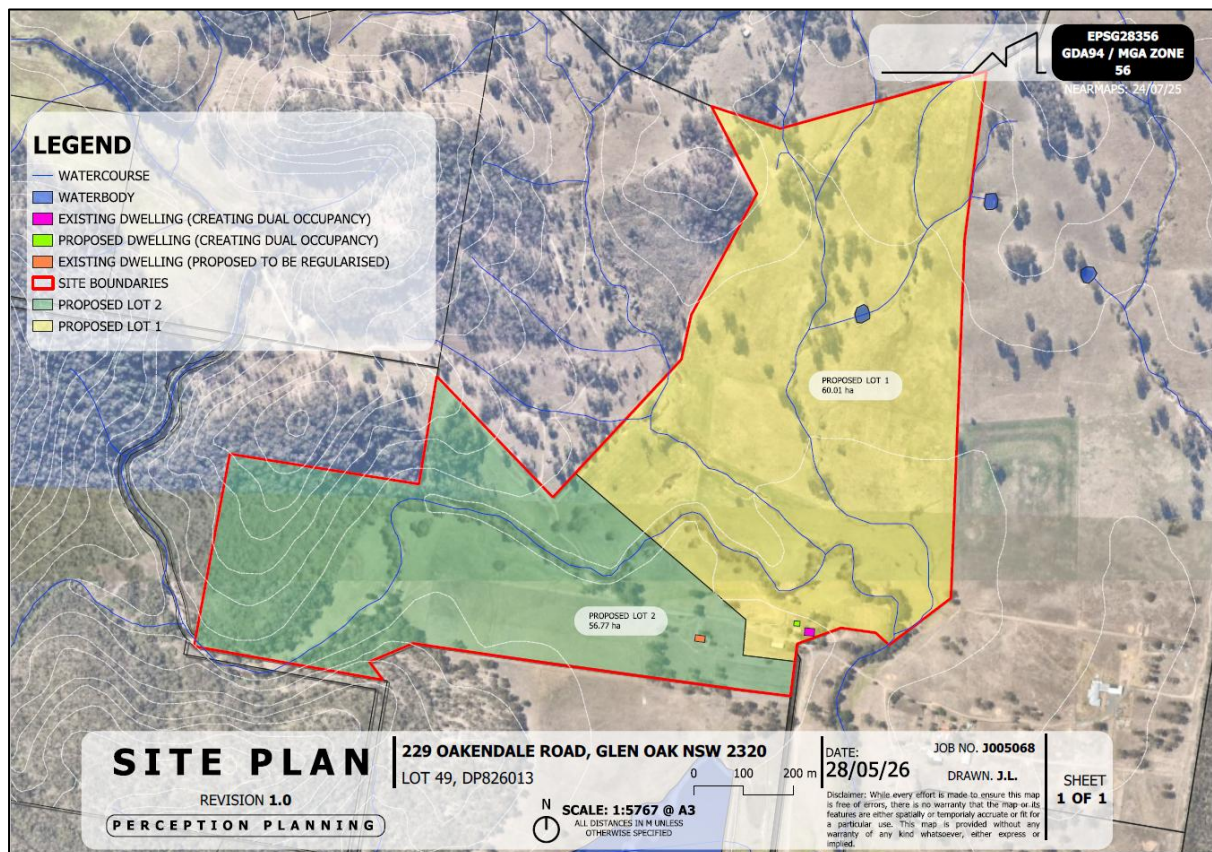


Figure 2: Site Plan of proposed development (source: Perception Planning, 2026)

2.1 PROPOSED SUBDIVISION

Part of the proposal involves the 1 into 2 lot Torrens title subdivision of the site, as shown below at **Figure 3** and **Appendix 4**.

The resulting lots and their sizes are identified at **Table 2**.

As noted below, one of the lots is smaller than the 60ha minimum lot size. As such, a Clause 4.6 Variation Report has been prepared to support the proposal, at **Appendix 5**.

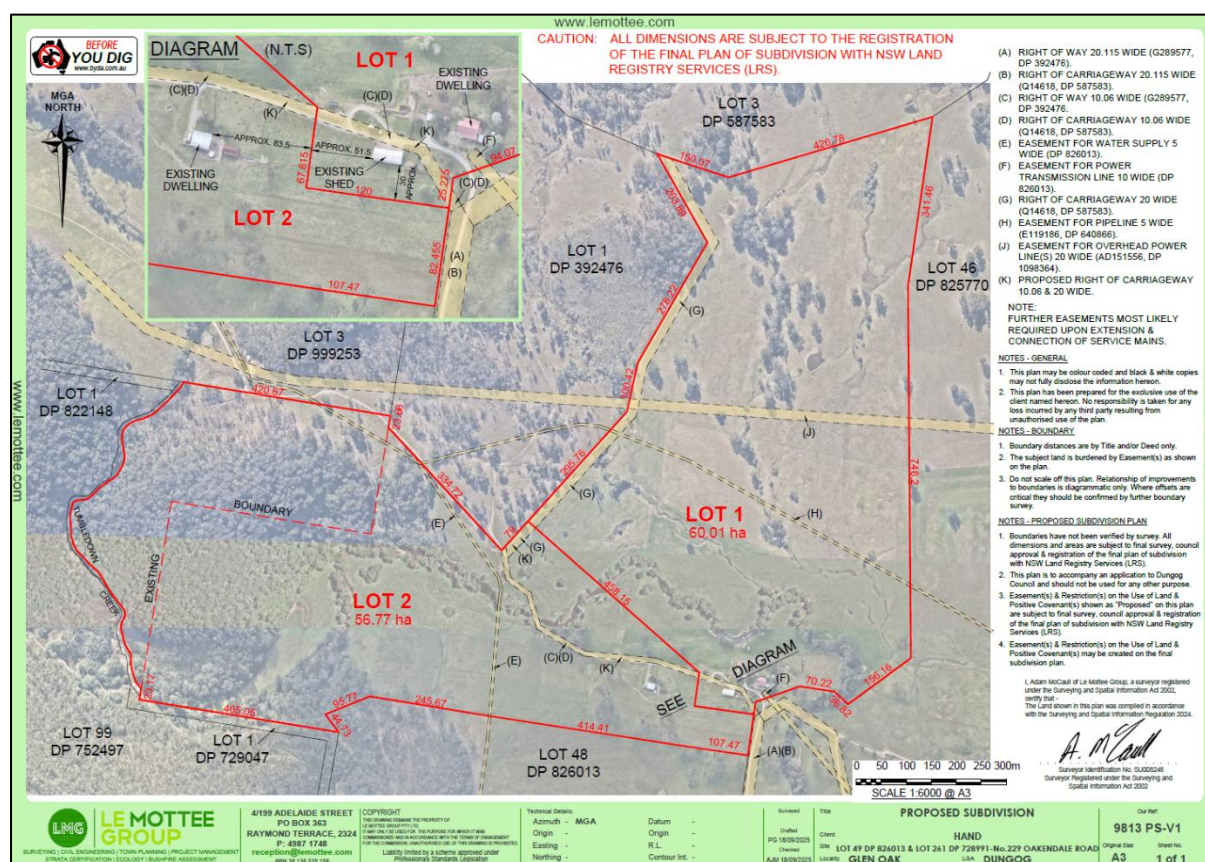


Figure 3: Plan of Proposed Subdivision (source: Le Mottee Group, 2025)

Table 1: Proposed Lot Summary Table

Proposed Lot	Proposed Size
Proposed Lot 1	60.01ha
Proposed Lot 2	56.77ha
Total Site Area	116.78ha

The proposed subdivision will retain the existing access arrangements and will propose a right of carriageway (ROC) benefiting proposed Lot 2.

2.2 PROPOSED REGULARISATION OF DWELLING HOUSE

Within this application is the regularisation of a dwelling house located on Proposed Lot 2.

This dwelling house will have three bedrooms, and a single bathroom. It should be noted a simultaneous application, BIC-51240 is under assessment for this proposal.

A visual overview of the proposed regularisation is provided at **Figures 4-5**.

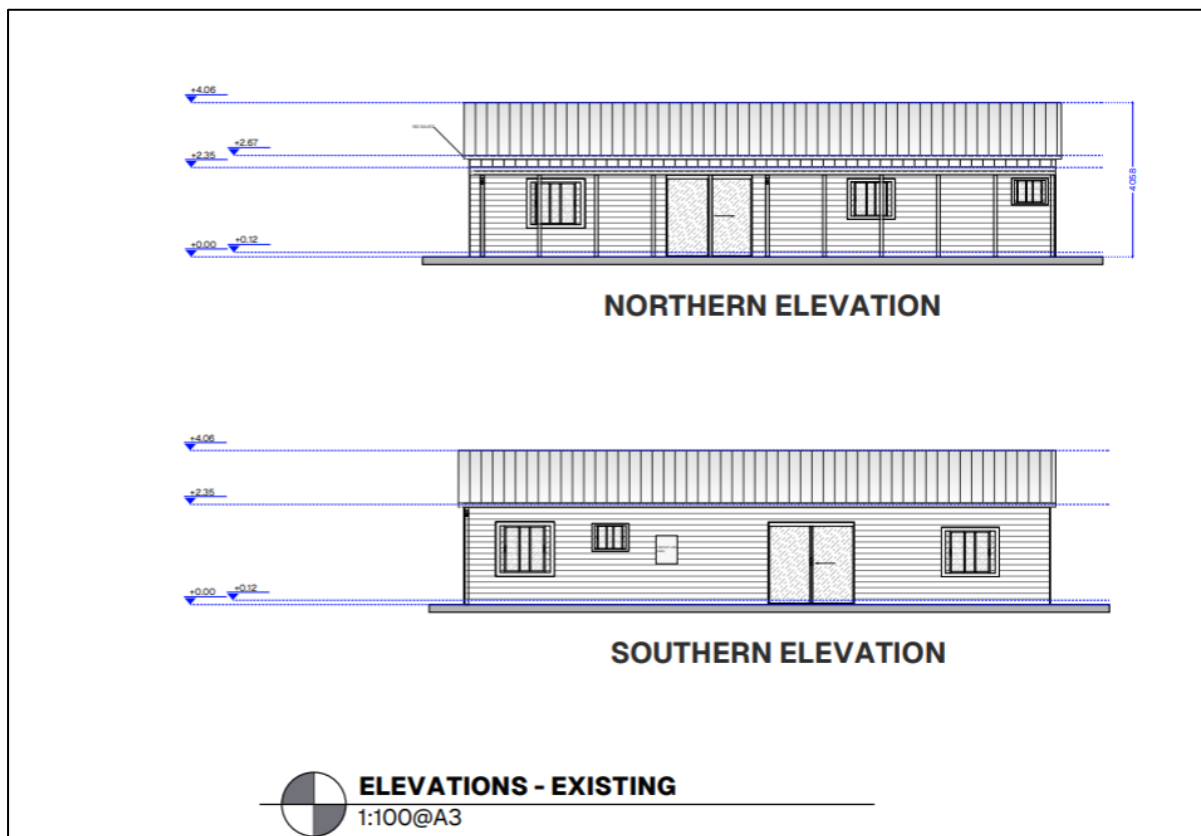


Figure 4: North and south elevation (source: Perception Planning, 2026)

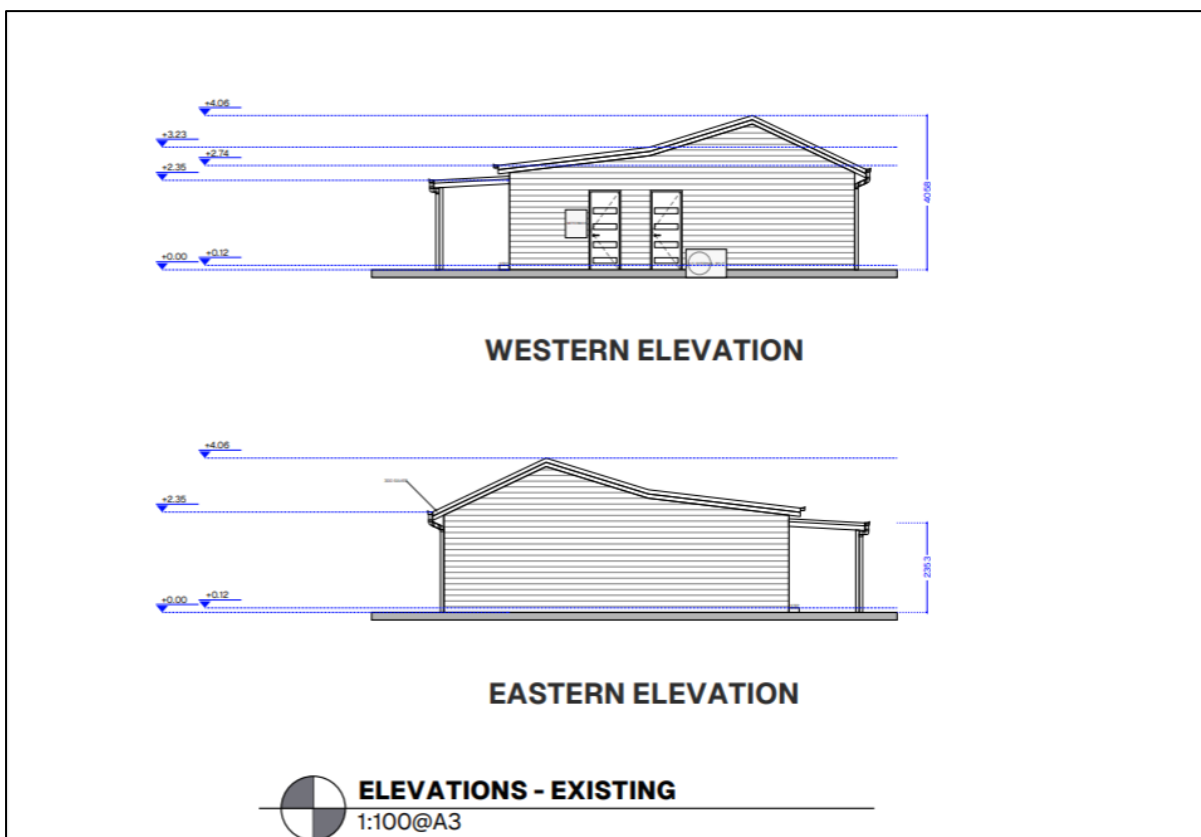


Figure 5: East and west elevation (source: Perception Planning, 2026)

2.3 PROPOSED DUAL OCCUPANCY

In addition to the above proposals, construction of an additional dwelling creating a dual occupancy on proposed Lot 1 is proposed, with details provided at **Figures 6-7** and **Appendix 2**.

The proposed development will be of a traditional design, echoing development that is already on the site and in the surrounding area.

This dwelling will have 2 bedrooms, a bathroom, and an open plan kitchen and living area.

The proposed development will have a verandah that wraps around the northern and eastern elevations, providing shade and entertainment opportunities.

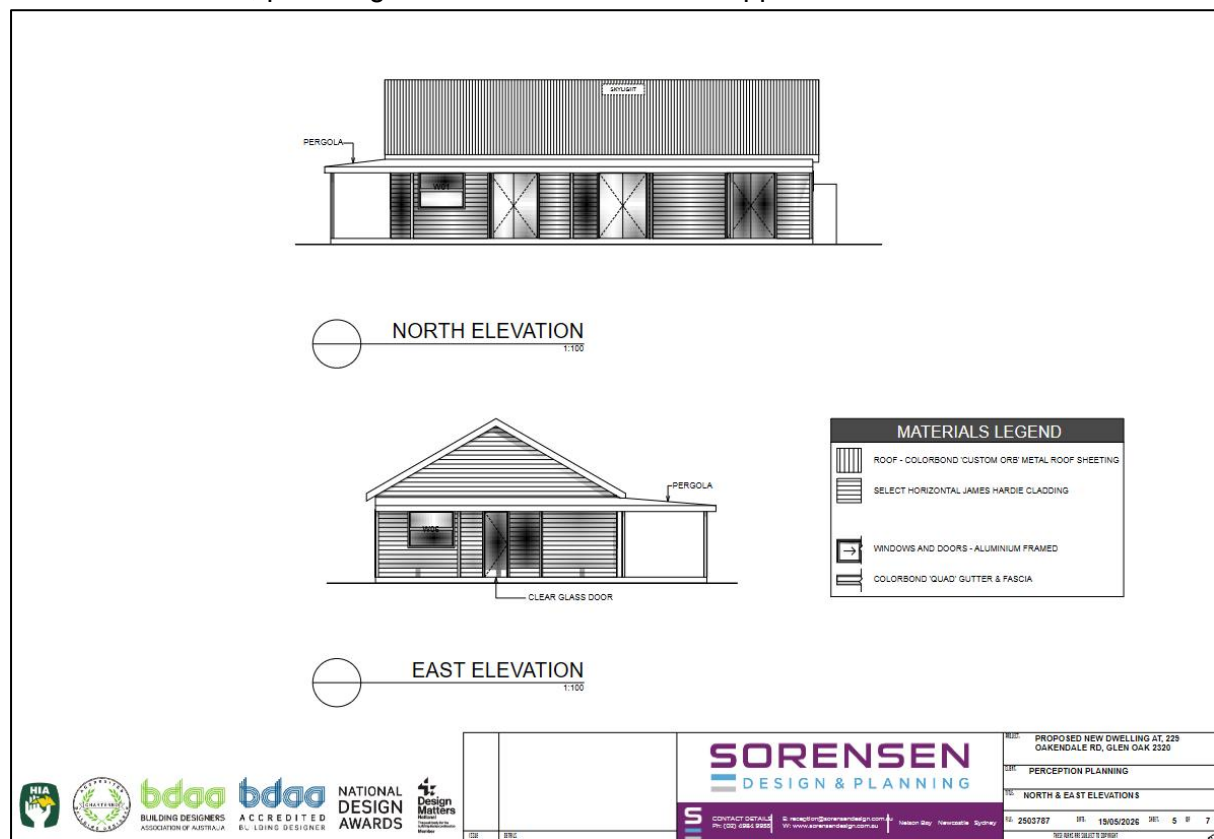


Figure 6: North and East elevations (source: Sorensen, 2026)

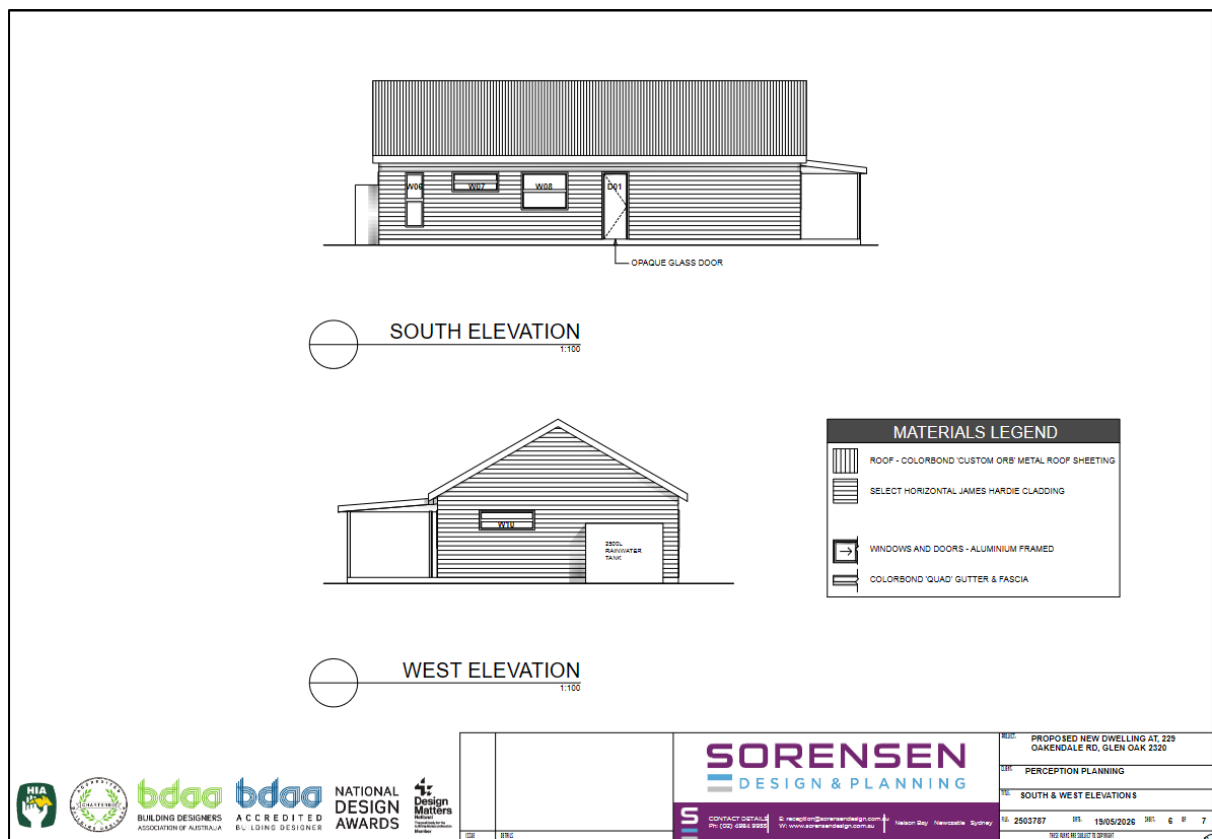


Figure 7: South and West elevations (source: Sorensen, 2026)

3.0 PLANNING FRAMEWORK

Section 4.15(1) of the EP&A Act outlines the matters for consideration when determining a Development Application. The following section will address the matters of consideration listed under Section (1)(a).

3.1 ACTS

All Acts have been reviewed, with the following considered relevant to the proposed development.

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning & 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 development application.

The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this Statement below.

- ***Section 4.14 – Consultation and development consent – certain bush fire prone land***

This section stipulates that development consent cannot be granted for the carrying out of any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the development aligns with *Planning for Bush Fire Protection 2019* (PBP 2019). The site is bushfire prone land, as shown below at **Figure 7**.

A Bushfire Assessment Report has been prepared for the proposed development at **Appendix 6**, demonstrating capability of compliance with PBP 2019.

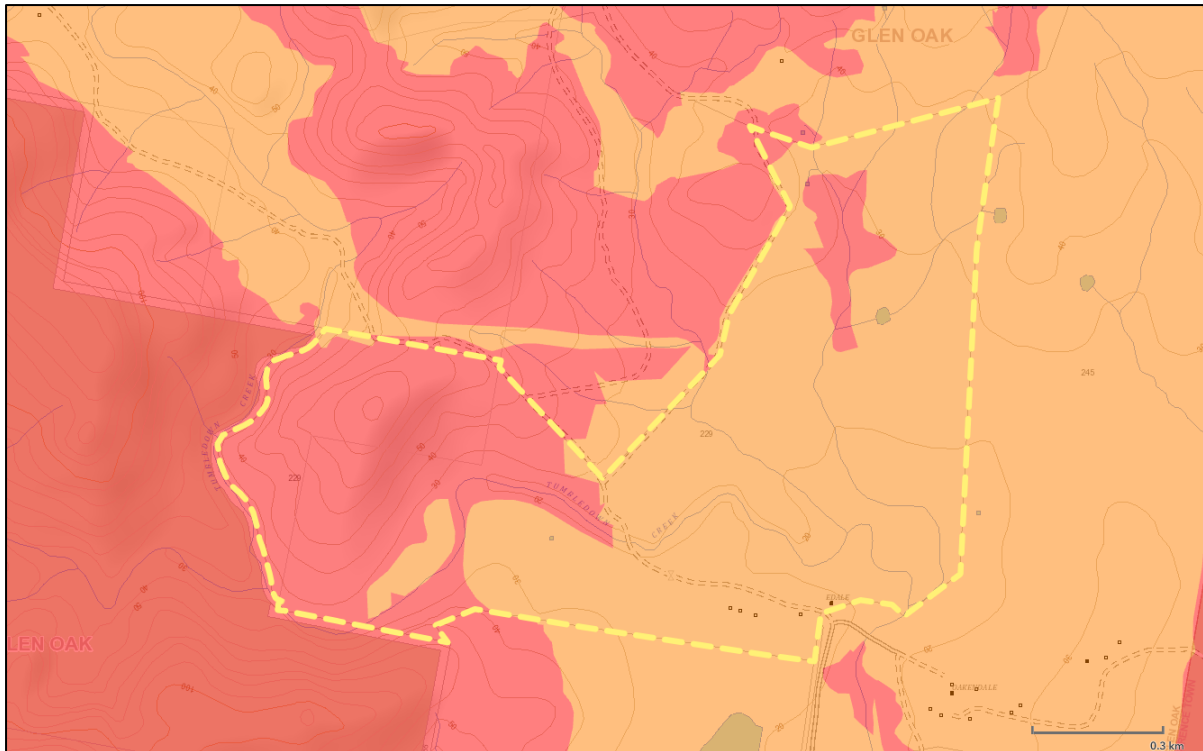


Figure 8: Bushfire prone land map (source: NSW Planning Portal Spatial Viewer, 2025)

- **Section 4.46 What is integrated development?**

Integrated development is development (not being State significant development or complying development) that, for it to be carried out, requires development consent and one or more of the approvals listed within **Table 2** below. The proposed development is nominated as integrated development at this stage.

Table 2: Integrated development

Integrated development	Section	Assessment
Fisheries Management Act 1994	s 144 s 201 s 205 s 219	N/A
Heritage Act 1977	s 58	N/A
Coal Mine Subsidence Compensation Act 2017	s 22	N/A
Mining Act 1992	s 63, 64	N/A

National Parks & Wildlife Act 1974	s 90	N/A – The AHIMS search conducted on 19 August 2025 (attached as Appendix 14) identified no Aboriginal sites or places within a 200m buffer of the site, thus referral to Heritage NSW, and /or issue of a permit is not required as part of the development.
Petroleum (Onshore) Act 1991	s 16	N/A
Protection of the Environment Operations Act 1997	ss 43(a), 47, 55 ss 43(b), 48, 55 ss 43(d), 55, 122	N/A
Roads Act 1993	s 138	N/A
Rural Fires Act 1997	s100B	Yes – The proposed development is classified as bushfire prone land and is also for subdivision. As such, a referral to the NSW RFS is required. A Bushfire Assessment Report has been provided to support the proposed development, at Appendix 6 .
Water Management Act 2000	ss 89, 90, 91	N/A – Proposed works are more than 40m from a mapped waterway.

3.1.2 HUNTER WATER ACT 1991

The subject site is served by Hunter Water assets. It should be noted that the site is located within a special catchment area, the Williams River special area, shown at **Figure 12**. Stamped plans from Hunter Water Corporation are provided at **Appendix 13**.

3.1.3 BIODIVERSITY CONSERVATION ACT 2016

As noted in Section 1.2 of this report, and **Figure 8** below, part of the site is identified on the Biodiversity Values (BV) Map. It is noted that the proposal is located outside of the BV mapped area.

A BMAT Report has been provided at **Appendix 15**, and found that no entry into the Biodiversity Offsets Scheme (BOS) is required, and that a Biodiversity Development Assessment Report (BDAR) is not required.

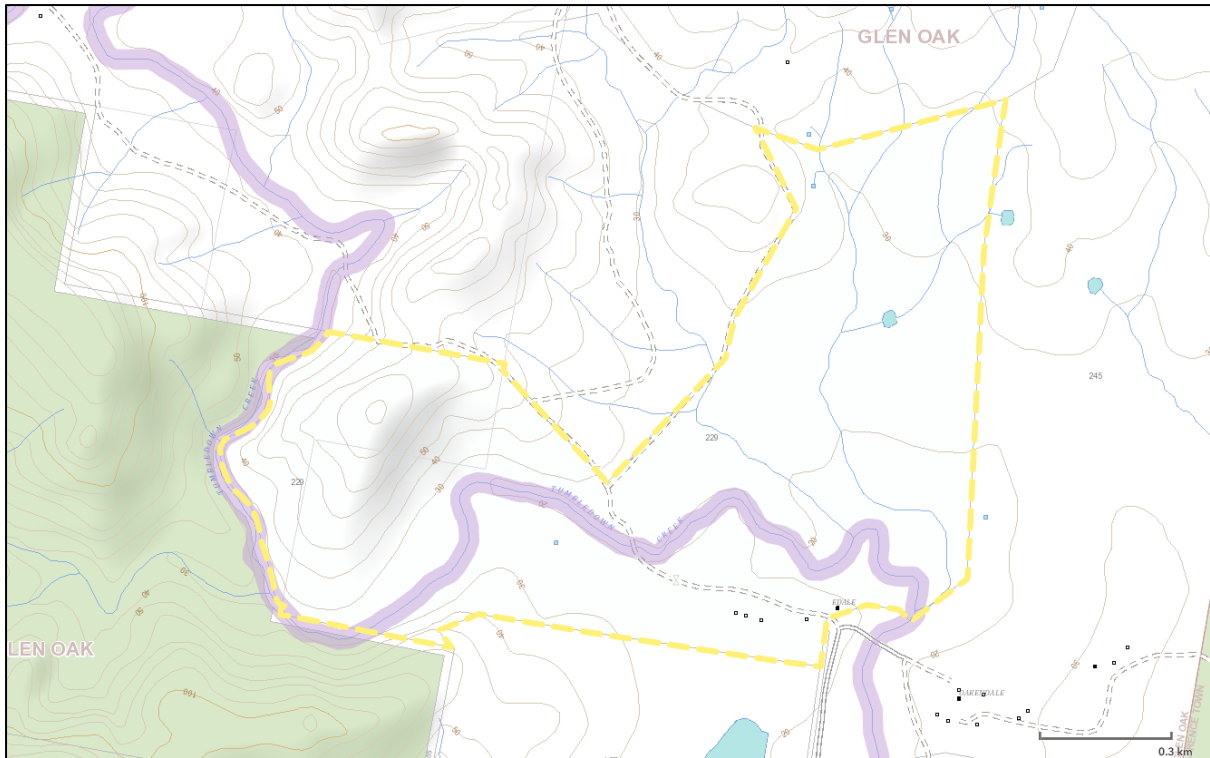


Figure 9: Biodiversity Values map (source: NSW Planning Portal Spatial Viewer, 2025)

3.1.4 RURAL FIRES ACT 1997

As noted in Section 1.2 of this report, and **Figure 7** above, the site is bushfire prone. As such, a Bushfire Assessment Report has been prepared for the proposed development at **Appendix 6**, demonstrating compliance *PBP 2019*. Further, as the development proposal includes subdivision, a referral to the NSW RFS is required under s100B of the Act.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

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

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*

3.2.1 RESILIENCE AND HAZARDS 2021

Chapter 4 – Remediation of Land

This Chapter applies to the whole of NSW to ensure land is fit for the intended purpose. The legislation states a consent authority must not consent to the carrying out of development on land unless it has given consideration as 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.

The site is currently zoned for rural purposes. A review of the EPA Contaminated Sites Register has found that the site is not identified on this register. It is not likely that contaminating activities have occurred on this site.

3.2.2 TRANSPORT AND INFRASTRUCTURE 2021

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.

Further, traffic impacts relating to the proposed development are not likely to be significant.

3.2.3 SUSTAINABLE BUILDINGS 2022

In accordance with this SEPP, a BASIX Certificate has been prepared for both the proposed dual occupancy and regularised dwelling, at **Appendix 8 & 9**, respectively.

3.3 LOCAL ENVIRONMENTAL PLAN

The Dungog Local Environmental Plan (LEP) 2014 is relevant to the site for the purposes of the proposed development and provides principal development standards to guide development within the Dungog LGA.

Permissibility

The site is zoned RU1 Primary Production under the provision of LEP 2014, as shown below at **Figure 6**. The proposed animal boarding and training establishment is permitted with consent in this zone.

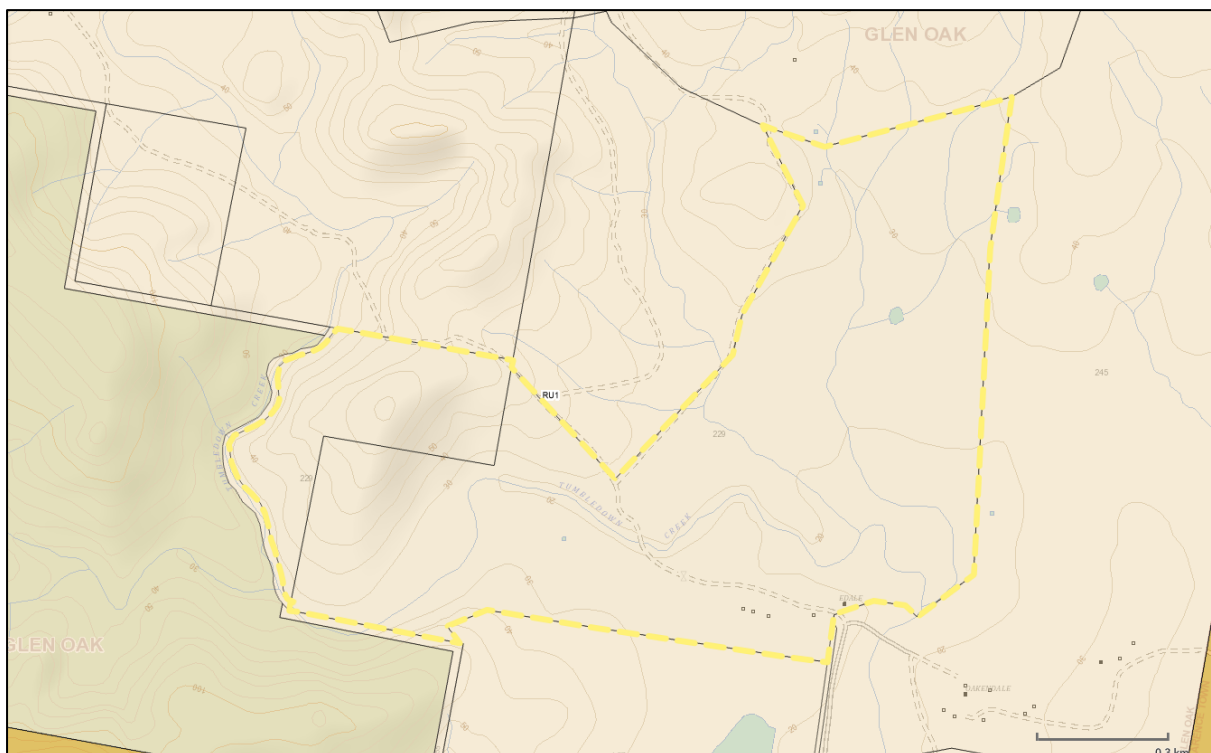


Figure 10: Land use zone map (source: NSW Planning Portal Spatial Viewer, 2026)

A dwelling house, dual occupancy and subdivision are permitted with consent in this zone.

Zone objectives

The land use table of LEP 2014 identifies the following objectives for the RU1 zone:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To 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.*

The proposed development displays consistency with the objectives of the zone. The proposed development provides a land use that is compatible with rural development and has been designed such that it minimises land use conflict, through siting the new dwelling nearby the existing dwelling. This maximises the agricultural potential of the site and ensures that there is sufficient distance between agricultural and residential land uses.

Further, the rural amenity and scenic landscape values of the area are promoted through thoughtful architectural design, which is in keeping with the typical architecture of rural housing.

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

The site has a minimum lot size of 60ha, per LEP 2014. Referring to **Appendix 4**, proposed Lot 1 will be of minimum lot size at 60.01ha, while proposed Lot 2 will be under the minimum lot size, at 56.77ha. This matter is resolved within the Clause 4.6 Variation Report discussed below and at **Appendix 5**.

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

In reference to erecting the proposed dual occupancy, the site is considered to have a dwelling entitlement due to the proposed compliant minimum lot size, as well as having an existing dwelling on the site.

Regarding the proposed regularisation of the existing dwelling house on proposed Lot 2, the dwelling entitlement will be established through a Clause 4.6 Variation of cl.4.1 of LEP 2014, discussed below and at **Appendix 5**.

Once the variation is accepted and dwelling formally established, the site will have a dwelling entitlement.

- **Clause 4.6 – Exceptions to development standards**

As identified throughout, proposed Lot 2 will be less than the minimum 60ha lot size, at 56.77ha. As such, a Clause 4.6 Variation Request has been prepared, and provided at **Appendix 5**.

This Request has found that strict compliance with the Clause 4.1 minimum lot size control is unreasonable and unnecessary in this instance.

- **Clause 5.10 – Heritage conservation**

The site does not contain nor is it adjacent to any items of heritage significance, nor is it located within a heritage conservation area (HCA).

Further, an Aboriginal Heritage Information Management System (AHIMS) search on 19/08/2025 found no Aboriginal sites or places within a 200m radius of the subject lot (**Appendix 14**).

- **Clause 6.2 – Earthworks**

Minor earthworks associated with establishment of building foundation, provision of services and drainage infrastructure. There shall be no impacts on adjoining allotments or watercourses.

All water run-off is to be directed internally, to water tanks and sheet flow, where required.

- **Clause 6.5 – Drinking water catchments**

The site is identified as being within the drinking water catchment. As such, consideration of this clause is required. The site contains Tumbledown Creek.

The proposed development has considered potential impacts to waterways and has designed and located its stormwater and wastewater management system to suit.

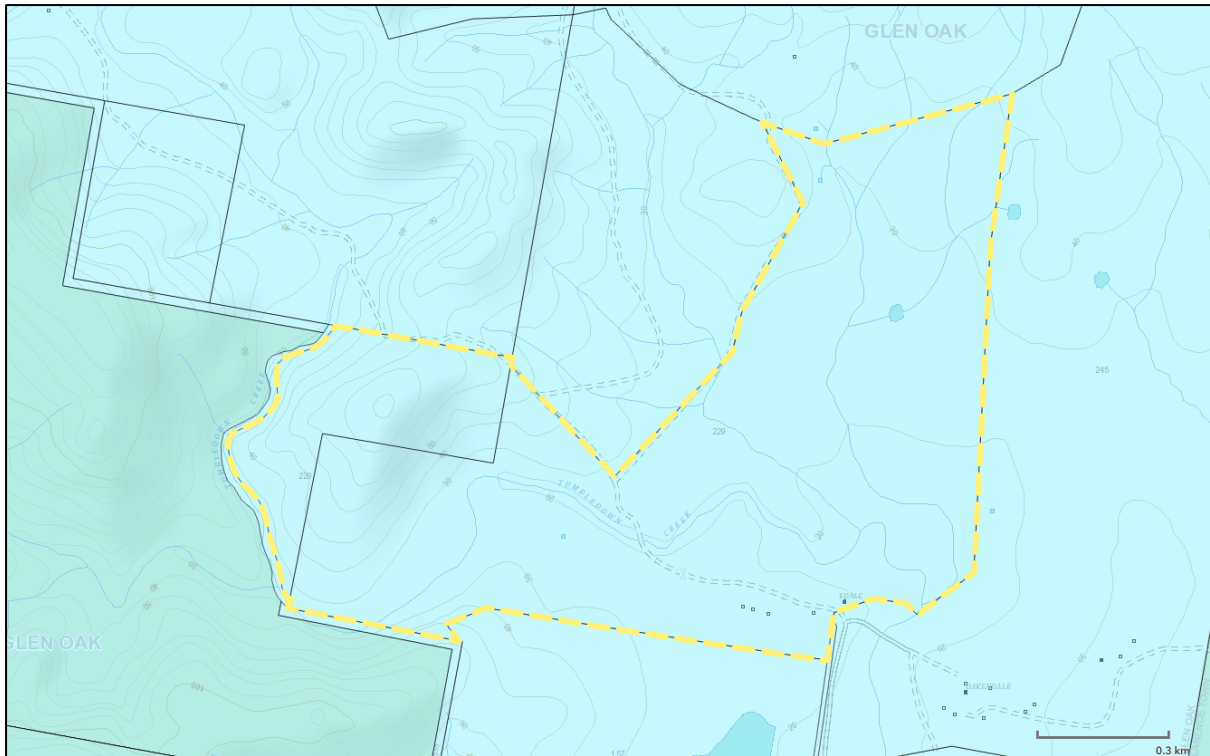


Figure 11: Drinking Water Catchment (source: NSW Planning Portal Spatial Viewer, 2026)

- **Clause 6.6 – Riparian Lands and Watercourses**

As noted overleaf at **Figure 11**, the site has Tumbledown Creek running through it and is therefore mapped on the Riparian Lands and Watercourses mapping of LEP 2014.

The proposed dual occupancy will be located over 40m from Tumbledown Creek and as such, it is not likely to adversely impact the water quality and flows, riparian species or stability of the banks and beds of the watercourse.

As such, no further consideration is required.

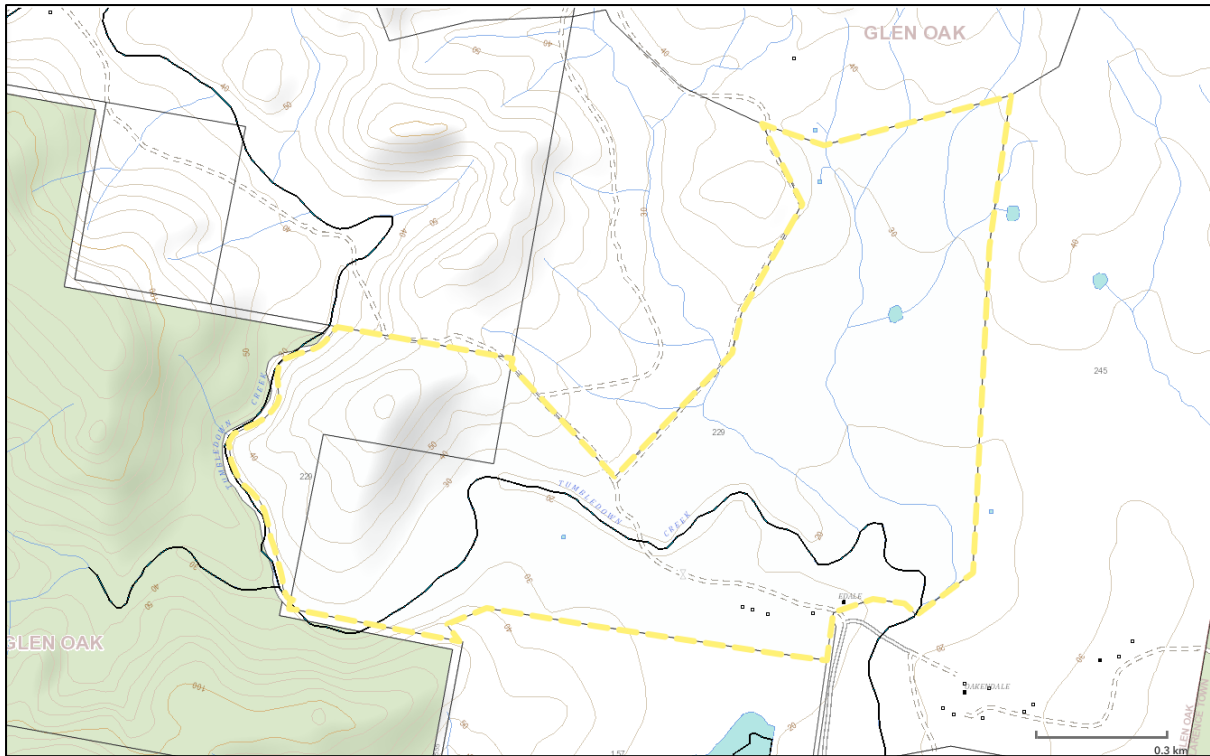


Figure 12: Riparian Lands and Watercourses Map (source: NSW Planning Portal Spatial Viewer, 2026)

- **Clause 6.10 – Williams River catchment**

The site is identified as being within the Williams River Catchment Area, as shown at **Figure 12**. Because of this, consideration of this clause is required. As previously stated, the site contains Tumbledown Creek.

The proposed development has considered potential impacts to waterways and has designed its stormwater and wastewater management system to suit.

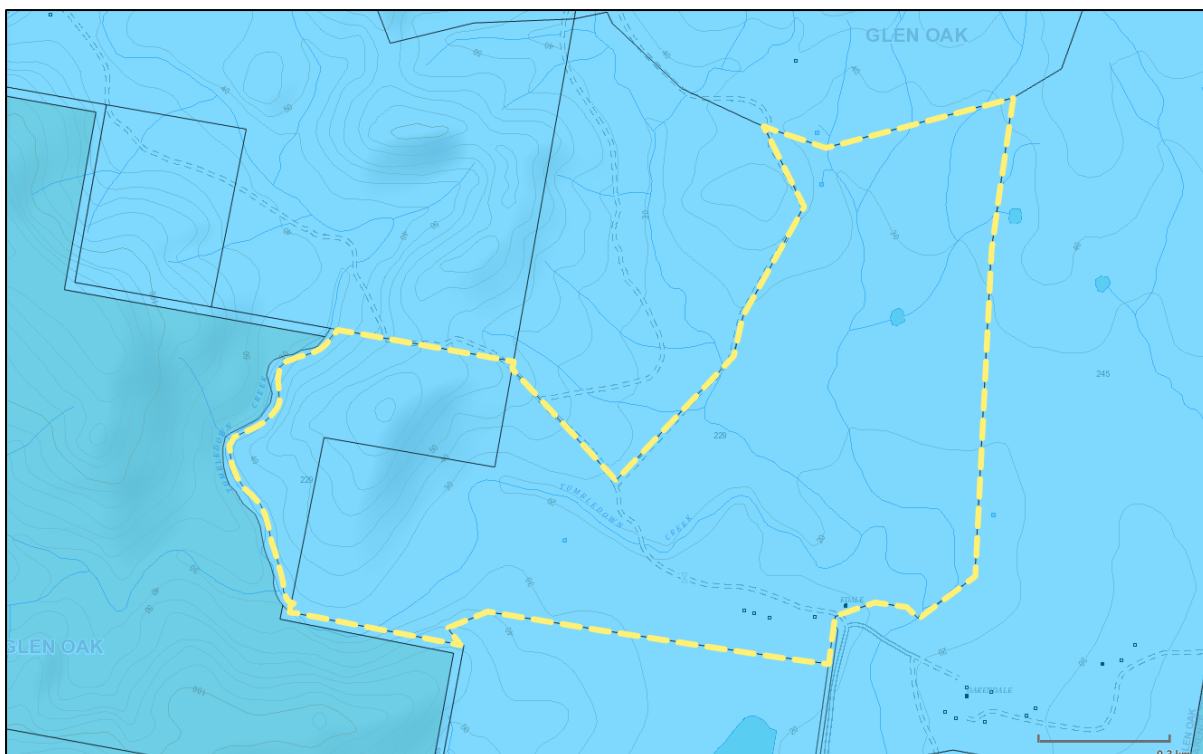


Figure 13: Williams River special area (source: NSW Planning Portal Spatial Viewer, 2026)

- **Clause 6.11 – Dual occupancies (detached) in Zone RU1**

This clause applies to detached dual occupancies proposed in the RU1 Primary Production zone, and provides for certain requirements.

The proposed dual occupancy will be designed such that a consistent built form is provided, and that there is under 100m between them.

Further, the two dwellings will have shared infrastructure, including access, electricity, water supply, onsite wastewater management and the like. Further, the land can be considered suitable for the erection of the dwelling.

- **Clause 6.12 – Protection of rural landscapes in rural and conservation zones**

This clause applies to development occurring in the RU1 Primary Production zone, among others. The proposed development will not be located on ridgelines, and is not subject to silhouetting. The design, bulk and colours of the proposed dual occupancy are compatible with the surrounding built and natural landscape.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

The Dungog Development Control Plan (DCP) outlines the relevant design controls applicable to the site.

Assessment of the development against the relevant parts of DCP is provided in the DCP Compliance Assessment at **Appendix 1**.

3.5 DEVELOPMENT CONTRIBUTIONS PLAN

Development contributions will be calculated and charged in accordance with the Dungog Shire Council Section 7.12 Development Contributions Plan.

4.0 SITE CHARACTERISTICS & KEY DEVELOPMENT ISSUES

This Section will address the following matters of consideration as outline by Section 4.15 of the EP&A Act:

- (a) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (b) the suitability of the site for the development,*
- (c) any submissions made in accordance with this Act or the regulations,*
- (d) the public interest.*

4.1 SIGNIFICANT LIKELY IMPACTS OF THE DEVELOPMENT

Overall, it is considered that the proposed development is unlikely to have any significant adverse impacts on the site or surrounding locality. The site conditions and constraints have been identified within this SEE and have been managed or mitigated where necessary. 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.

4.1.1 BUILT ENVIRONMENT

Traffic and Transport

There are no expected adverse traffic and transport impacts associated with the proposed development. It is not anticipated to generate significant additional volumes of traffic on the surrounding public road network. It should be noted that the existing access arrangement is to be generally retained, and a proposed right of carriageway (ROC) benefitting Lot 2 is proposed.

Refer to **Appendix 4** for the Plan of Proposed Subdivision and its details. There are negligible traffic impacts associated with the proposed regularisation of the dwelling on Lot 2 and subdivision.

Stormwater Management

As the site is large, dispersal of excess stormwater is considered to be a satisfactory disposal method. It should be noted that the bulk of stormwater will be collected by rainwater tanks, per BASIX requirements. The proposed dual occupancy is of a sufficient distance from Tumbledown Creek to not cause significant issues.

There are negligible stormwater impacts associated with the proposed regularisation of the dwelling on Lot 2 and subdivision.

Visual Impact

Consideration to potential visual impacts have been given for the proposed development, particularly the proposed detached dual occupancy. The proposed design of the dual occupancy is sympathetic to older styles of residential development typically found in rural areas.

Further, the siting of the proposed dual occupancy is such that it is not likely to be viewed from public viewpoints. This limits the overall visual impacts of the proposed development.

There are negligible visual impacts associated with the proposed regularisation of the dwelling on Lot 2 and subdivision.

4.1.2 NATURAL ENVIRONMENT

Biodiversity

As shown at **Figure 8** in this report, the site is identified as containing Biodiversity Values (BV), associated with the riparian area along Tumbledown Creek. The development site for the dual occupancy is located over 40m from the BV mapped land, and does not involve any clearing.

Further, using the BMAT tool at **Appendix 15** shows that entry into the Biodiversity Offsets Scheme (BOS) is not required in this instance.

Bushfire

As identified throughout this report, the site is considered to be bushfire prone. As such, a Bushfire Assessment Report (BAR) was prepared for the proposal (**Appendix 6**), which assessed the site's suitability for development in light of the bushfire risk, and provided the below recommendations. Adherence with these recommendations results in potential bushfire risks being appropriately mitigated.

Asset Protection Zones

- North for a distance of 22m.
- East for a distance of 22m.
- South for a distance of 22m.
- West for a distance of 22m.

These distances are to be managed as described under '*Planning for Bush Fire Protection* (Appendix 4 – Asset Protection Zone Requirements)' and the document titled '*Standards for Asset Protection Zones*'.

Property Access

The existing property access road provides adequate access with suitable turning areas within the site. The road extends from Oakendale Road which runs to the south of the site. An alternate emergency access route is also provided to the west of the site via an unformed road which connects to Black Rock Road to the west. Another alternate emergency access is provided to the east via Oakendale Road which connects to Pipeline Trail via a neighbour's property to the east.

Construction Standards

The proposed dual occupancy have been assessed as BAL-12.5 based on the abovementioned APZs.

Landscaping

- The identified APZs are to be managed in accordance with PBP (Appendix 4).
- A clear area of low-cut lawn or pavement is maintained adjacent to the dwellings.
- Fencing details in accordance with PBP (7.6 – Fences and gates)

Water Supply

A 20,000L concrete water tank must be provided on site that will be able to dedicate water supply for firefighting purposes. Fittings should comply with the following criteria from Table 7.4a in PBP 2019:

- A connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure. A 65mm Storz outlet with a ball valve is fitted to the outlet.
- Ball valve and pipes are adequate for water flow and are metal.
- Supply pipes from tank to ball valve have the same bore size to ensure flow volume.
- Underground tanks have an access hole of 200mm to allow tankers to refill directly from the tank.
- A hardened ground surface for truck access is supplied within 4m of the access hole.
- Above-ground tanks are manufactured from concrete or metal.
- Raised tanks have their stands constructed from non-combustible materials or bushfire resisting timber (see Appendix F AS3959). Unobstructed access is provided at all times.
- Tanks on the hazard side of a building area provided with adequate shielding for the protection of firefighters, and underground tanks are clearly marked.
- All exposed water pipes external to the building are metal, including any fittings.
- Where pumps are provided, they provide a minimum 5hp of 3kW petrol or diesel powered pump, and are shielded against bushfire attack. Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter.
- Fire hose reels are constructed in accordance with AS/NZS 1221:1991 fire hose reels, and installed in accordance with the relevant clauses of AS2441:2005 installation of fire hose reels.

Onsite Wastewater

As the site is not connected to reticulated sewer, wastewater is required to be managed through on-site means. An Onsite Wastewater Report has been prepared to support the proposed development, and is provided at **Appendix 7**. The proposed system is detailed at **Figure 13**, and the recommendations are provided below. Adherence to these recommendations will provide an appropriate outcome, with minimal environmental impact.

- Installation of a NSW Health accredited AWTs system onsite to treat the calculated flowrate of 1,080L/day for the proposed and existing dwelling.
- Installation of a NSW Health accredited AWTs system onsite to treat the calculated flowrate of 600L/day for the change of use to dwelling building.

- Continued use of existing 300m² absorption area for the proposed and existing dwelling.
- Installation of a 60m² pressure dosed bed(s) as per AS1547:2012 and the Water NSW schematic within Appendix E of Onsite Wastewater Report for the change of use to dwelling building.
- Decommission existing septic.
- Maintain a dense grassland within the EDA once installed.
- Stock must be kept out of the EDA by fencing or other physical barrier.
- This design assumes at least a three-star rated plumbing fixtures are used in any new development.



Figure 14: Proposed OSSM system (source: GSL Environmental, 2026)

4.3 SOCIAL & ECONOMIC IMPACTS ON THE LOCALITY

It is not considered that there are any adverse social or economic impacts on the locality in relation to the proposed development. The proposed development will contribute to the local economy through short term construction jobs and additional residential capacity whilst preserving agricultural opportunities.

4.4 CUMULATIVE IMPACTS

There are no tangible cumulative impacts arising from the proposal, given the small-scale nature of the proposal and its appropriateness within the context of the site and surrounding area.

4.5 SUITABILITY OF THE SITE

The proposal is permitted with consent in the RU1 zone and is consistent with the zone objectives and the intent of relevant requirements contained within LEP 2014 and DCP.

No changes to services are proposed, and the proposed development broadly reflects existing development in the area.

As there are no anticipated significant negative impacts on the locality, the site is suitable for the proposed development.

4.6 CONSULTATION

Formal notification of development applications is a requirement of legislation. There are different requirements for different development types. Designated, state significant, integrated and advertised development types have specific notification and consultation requirements under the EP&A Act.

Any submission received as a result of notification will be considered. It is expected that this development will be placed on public notification. We welcome the opportunity to respond to any submissions to address any concerns expressed by the public.

4.7 THE PUBLIC INTEREST

The subject site is located within a rural precinct. The site has access to all relevant services, and the proposed development is compatible with existing and approved development and makes good use of the land.

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. The proposed development is in the public interest.

5.0 CONCLUSION

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

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

- The proposal is permitted with consent in the land use zone and is consistent with relevant zone objectives.
- The proposal complies with the specific design requirements for residential development and subdivision development.
- The proposal will result in no negative social and economic impacts.
- There are no significant issues or impacts arising from the proposal.

An assessment of the proposal has been carried out within this SEE pursuant to Section 4.15 of the *Environmental Planning & Assessment Act 1979* and supports the proposal.



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