

## **INTEGRATED DEVELOPMENT PROPOSAL FOR PUBLIC COMMENT**

The following development proposal has been submitted to Council and although not designated, is notified as Integrated Development in accordance with Section 4.46 of the Environmental Planning & Assessment Act, 1979 for public comment:

<b>Portal Application Number</b>	<b>DA No.</b>	<b>Location</b>	<b>Proposal</b>
PAN-382950	24/2024	LOT: 122 DP: 1269946, 2905 Allyn River Road ECCLESTON and , LOT: 1 DP: 654155, 637 Salisbury Gap Road ECCLESTON Applicant: Mr T R Gentle Owners: Mr S S Rumbel Consent Authority: Dungog Shire Council	Boundary adjustment to subdivide the site from 2 lots into 2 lots

**This application is Integrated Development as an approval is required under Section 100B of the Rural Fires Act, 1997 from the NSW Rural Fire Service.**

Details of the above proposal are available for inspection on the NSW Planning Portal website from Monday 6 May 2024.

<https://www.planningportal.nsw.gov.au/publications/exhibitions-and-publications/development-applications-exhibition>

Submissions can be made via the NSW Planning Portal until **Monday 20 May 2024**. If you require assistance making a submission via the Planning Portal, please contact Council.

In accordance with *Section 10.4 of the Environmental Planning & Assessment Act 1979*, a person who makes a public submission to Council in relation to this application is required to disclose all reportable political donations within two years prior to the submission being made and ending when the application is determined.

If the submission includes an objection to the proposal, the grounds of objection must be given. Council may also be obliged to release your submission as required by the *Government Information (Public Access) Act 2009* and the *Environmental Planning and Assessment Act 1979*.

Further, as stipulated in Council's Public Submissions Policy C1.19, Council will not place any weight on anonymous submissions when determining the respective development application.

**DUNOG SHIRE COUNCIL  
EXHIBITED COPY**

**Commencement Date** 6 May 2024

**Closing Date** 20 May 2024

STATEMENT OF ENVIRONMENTAL EFFECTS  
TO ACCOMPANY A DEVELOPMENT APPLICATION  
FOR SUBDIVISION OF LAND BEING  
LOT 1, D.P.654155 & LOT 122, D.P.1269946  
ALLYN RIVER ROAD, ECCLESTON

SUBMISSION TO:

**DUNGOG SHIRE COUNCIL**

ON BEHALF OF:

**SCOTT RUMBEL**

*PREPARED BY:*

**TIM GENTLE**  
31 CAPITAL TERRACE  
BOLWARRA HEIGHTS NSW 2320

Reference: 2023-2

*March 2024*

## **1 INTRODUCTION**

This report is being submitted to accompany a development application for subdivision of Lot 1, D.P.654155 and Lot 122, D.P.1269946 at Eccleston

### **1.1 LOCALITY**

The property is situated in Eccleston in the Parish of Colonna with frontages to Allyn River Road.

The site is bounded by an unnamed road and grazing land to the north and grazing land to the south, east and west. The Allyn River and Allyn River Road traverse through the middle of the site.

### **1.2 PROVISIONS OF ENVIRONMENTAL PLANNING INSTRUMENTS**

The property is prescribed by the provisions of the Dungog Local Environmental Plan (LEP) 2014 as Zone RU1 Primary Production.

The objectives of Zone RU1 Primary Production as stated in LEP 2014 are as follows:

- 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.

## **2. SUBJECT LAND**

### **2.1 PROPERTY DIMENSIONS**

The property which contains approximately 222.8 hectares consists of 2 existing lots and has frontages to Allyn River Road as well as the Allyn River.

### **2.2 EXISTING VEGETATION**

The land has been used for grazing for at least a century. The land has been extensively cleared with isolated pockets of ironbark and spotted gum within the steeper gullies and slopes

### **2.3 EXISTING BUILDINGS**

A dwelling with ancillary sheds stands on the western side of Allyn River Road. Several other sheds stand on the western side of Allyn River Road.

### **2.4 EXISTING USE**

The site is predominately used as grazing land. The river flats are used for crops such as Lucerne and pastures.

### **2.5 TOPOGRAPHY**

The western section of the subject land consists of steep gullies and ridges. The middle section is undulating with a large area of river flats. The eastern section consists of steep gullies and ridges. The western section contains a ridge line that dissects the catchment areas of Masseys Creek to the west and Allyn River to the east. The remainder of the land generally falls from the east to the west, with 'Sheep Station Creek' containing the majority of the runoff from the eastern and northern sections before discharging into the Allyn River

Elevations range from about 180 metres to 550 metres relative to Australian Height Datum.

### **2.6 BUSHFIRE HAZARD**

The Bush Fire Prone Land Map prepared by Dungog Shire Council and certified by the Commissioner of the NSW Rural Fire Service pursuant to S.146 of the Environmental Planning and Assessment Act 1979, identifies this property as comprising areas of Bush Fire Vegetation Categories 1 & 2 and buffer zones as well as large areas that are not bushfire prone including the areas around the existing dwelling.

A bushfire report suitable for submission to the Rural Fire Service is attached

### **2.7 SERVICES**

The existing dwelling is connected to the electricity network

### **2.8 POTENTIAL KOALA HABITAT**

There is no clearing or change to land use as part of the proposed development. There will be no potential impact to any koala habitat.

## **2.9 REMEDIATION OF LAND**

State Environmental Planning Policy No 55 – Remediation of Land, requires the consent authority to consider whether the land is contaminated. The site has been primarily used for grazing and crops. The potential for contamination of the land is very low and as such no remediation of land is required

## **3 PROPOSED DEVELOPMENT**

It is proposed to do a boundary adjustment to subdivide the site from 2 lots into 2 lots. Lot 101 will contain the dwelling and ancillary sheds while Lot 102 is vacant.

No new boundaries are proposed in the subdivision as all parcels are physically separated by the roads and river that traverse through the middle of the site.

### **3.1 ROADS AND ACCESS**

The site has accesses off Allyn River Road. The land to the west of the Allyn River has access through a Right of Carriageway vide DP1047548 off Allyn River Road.

### **3.2 SOIL AND WATER MANAGEMENT**

There are no proposed changes to soil and water management as part of this development

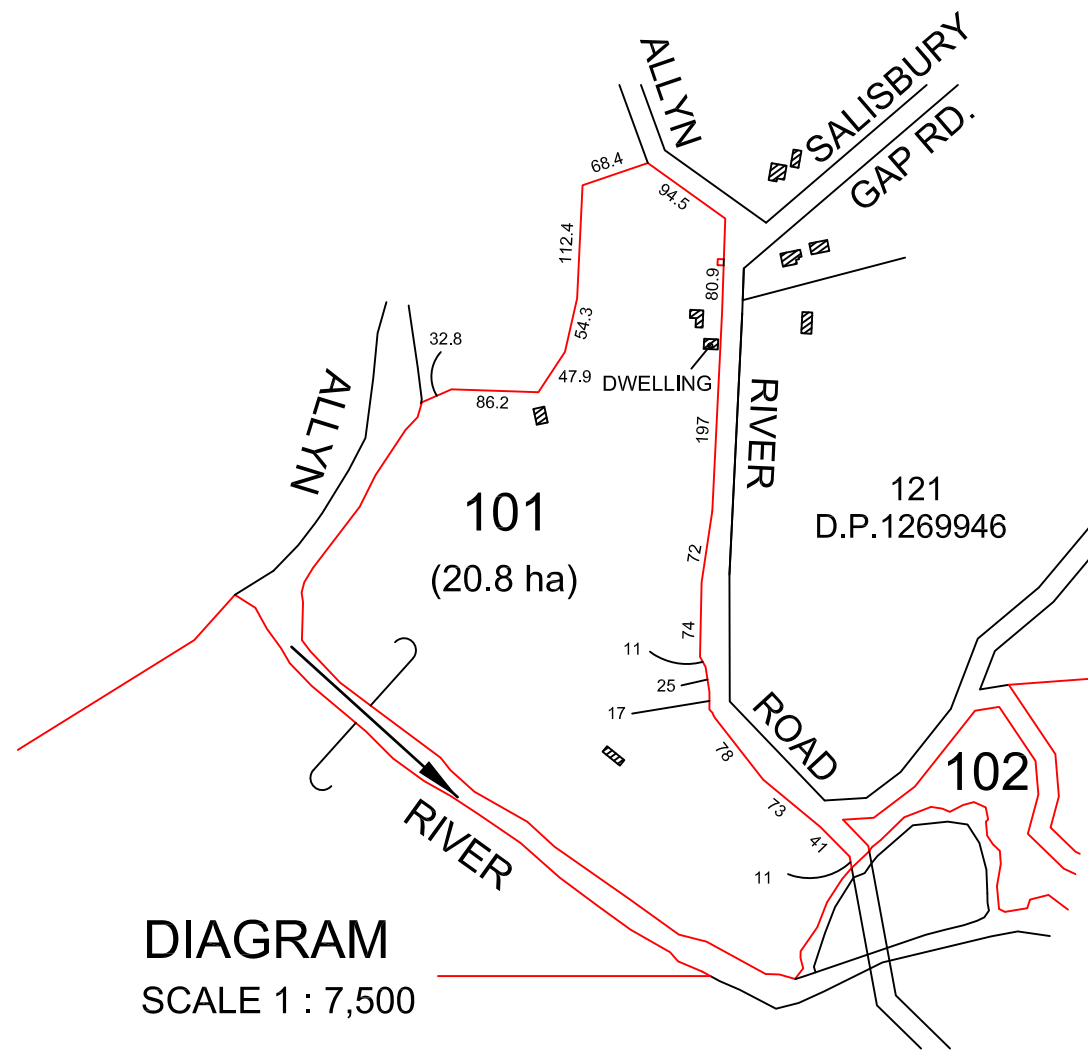
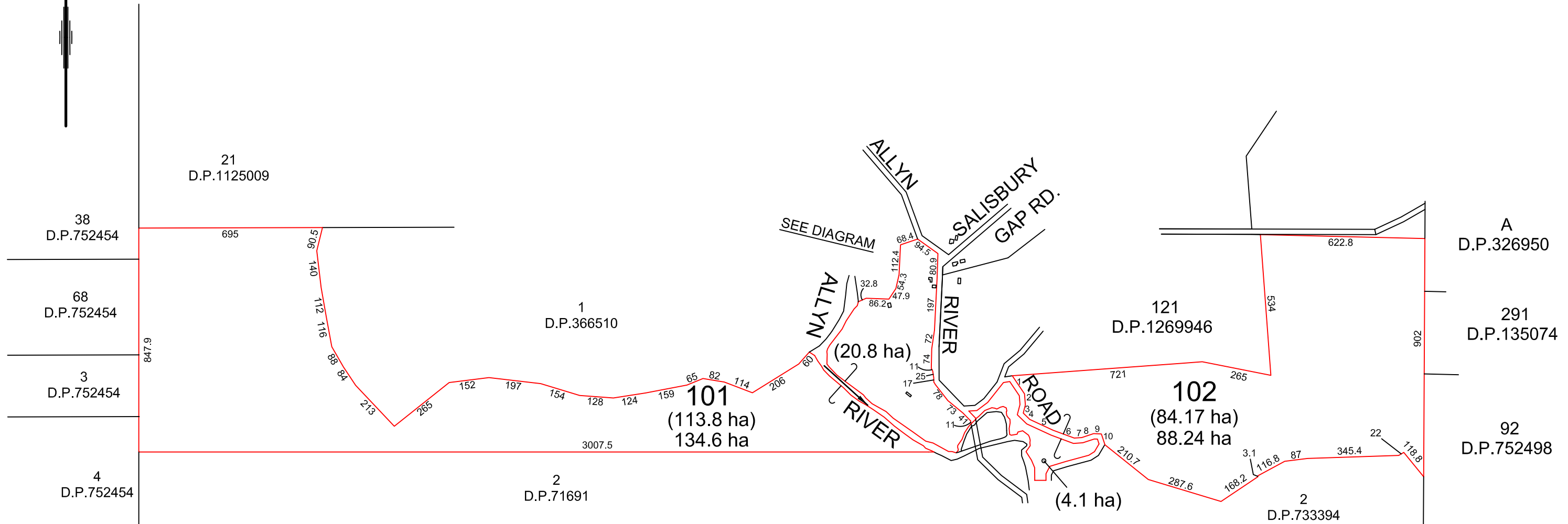
### **3.3 HERITAGE**

The property does not contain nor is it adjacent to an item of environmental heritage as defined in Schedule 5 of Dungog LEP 2014.

## **4.0 CONCLUSION**

The proposed development is a subdivision that maintains the minimum lot size for Zone RU1 – Primary Production.

The development will have minimal negative environmental impact



LINE	DISTANCE
1	82.8
2	42.2
3	31.9
4	34.5
5	97.4
6	85.2
7	28.6
8	46.9
9	29.5
10	42.4

**DIAGRAM**  
SCALE 1 : 7,500

PLAN OF PROPOSED SUBDIVISION  
OF LOT 1, D.P.654155 & LOT 122,  
D.P.1269946 AT ECCLESTON

SCALE : 1 : 15,000

DATE : 14/03/2024

DRAWN : TRG

DWG No.: 2023-2 prop.dwg

ALL DIMENSIONS ARE SUBJECT TO FINAL SURVEY

# BUSHFIRE REPORT

TO ACCOMPANY A DEVELOPMENT APPLICATION  
FOR SUBDIVISION OF LAND BEING  
LOT 1, D.P.654155 & LOT 122, D.P.1269946  
ALLYN RIVER ROAD, ECCLESTON

SUBMISSION TO:

**NSW RURAL FIRE SERVICE**

ON BEHALF OF:

**SCOTT RUMBEL**

*PREPARED BY:*

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### **1.2 BUSHFIRE PRONE LAND**

The Bush Fire Prone Land Map prepared by Dungog Shire Council and certified by the Commissioner of the NSW Rural Fire Service pursuant to S.146 of the Environmental Planning and Assessment Act 1979, identifies this property as comprising areas of Bush Fire Vegetation Categories 1 & 2 and buffer zones as well as large areas that are not bushfire prone including the areas around the existing dwellings.

### **1.3 EXISTING VEGETATION**

The land has been used for grazing for at least a century. The land has been extensively cleared with isolated pockets of ironbark and spotted gum within the steeper gullies and slopes

### **1.4 EXISTING USE**

The site is predominately used as grazing land. The river flats are used for crops such as Lucerne and pastures.

### **1.5 PROPOSED DEVELOPMENT**

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No new boundaries are proposed in the subdivision as all parcels are physically separated by the roads and river that traverse through the middle of the site.

The Bush Fire Prone Land Map is attached as Appendix 1. The plan of proposed subdivision is attached as Appendix 2



## **2 BUSHFIRE ATTACK LEVEL (BAL) AND RISK ASSESSMENT**

### **2.1 INTRODUCTION**

The bushfire attack level was determined for the existing dwelling within Lot 122, D.P.1269946.

The assessment was done using the Application Kit found on the NSW Rural Fire Service website as a guide

### **2.2 VEGETATION AND DISTANCE**

A plan of vegetation and slope around the existing dwellings is shown in Appendix 3

The immediate area around the existing dwelling consists of managed gardens.

The dwelling stands to the west of Allyn River Road; the surrounding vegetation was assessed as follows

To the east there are managed gardens for 10 metres to Allyn River Road. On the other side of the road there are actively grazed pastures and an old dairy with associated sheds

To the south there are actively grazed pastures for more than 100 metres

To the west there are actively grazed pastures for 91 metres before a steep bank containing forest vegetation. This vegetation is about 30 metres wide with a cultivated paddock on the other side

To the north there is a machinery shed surrounded by actively grazed pastures for more than 100m

### **2.3 SLOPE**

The slopes around the dwelling were assessed as follows

To the east there is an upslope of 2°

To the south there is a down slope of 4°

To the west there is an effective down slope of 6° over 100 metres

To the north there is a down slope of 2°

### **2.4 BUSHFIRE ATTACK LEVEL**

The Forest Fire Danger Index was determined as 100 from the Application Kit as it is in Dungog in the Greater Hunter.

The Bush Fire Attack Levels (BALs) were determined from Table 3 in the Application Kit which is shown in Appendix 4. The BALs were determined in each direction for the dwelling.

The dwelling BALs were determined as follows  
To the east BAL – 0  
To the south BAL – 0  
To the west BAL – 12.5  
To the north BAL - 0

### **3 FIRE PROTECTION MEASURES**

It is proposed to maintain standard fire wise recommendations and principals on the existing dwelling

#### **3.1 MAINTANENCE**

The asset protection zones around the dwellings will continue to be kept free from ground fuels and rubbish

The louvered windows will be shut whenever there is a danger from bushfires

The roof and gutters will be maintained and be kept free from debris

There are no gas storage bottles at the existing dwelling

#### **3.2 WATER STORAGE**

The dwelling is connected to two 5,000 Gallon (18,900L) tanks that are automatically filled from the Allyn River

The Allyn River is accessible through the property.

Photographs showing the view for each direction from the properties are shown in Appendix 5

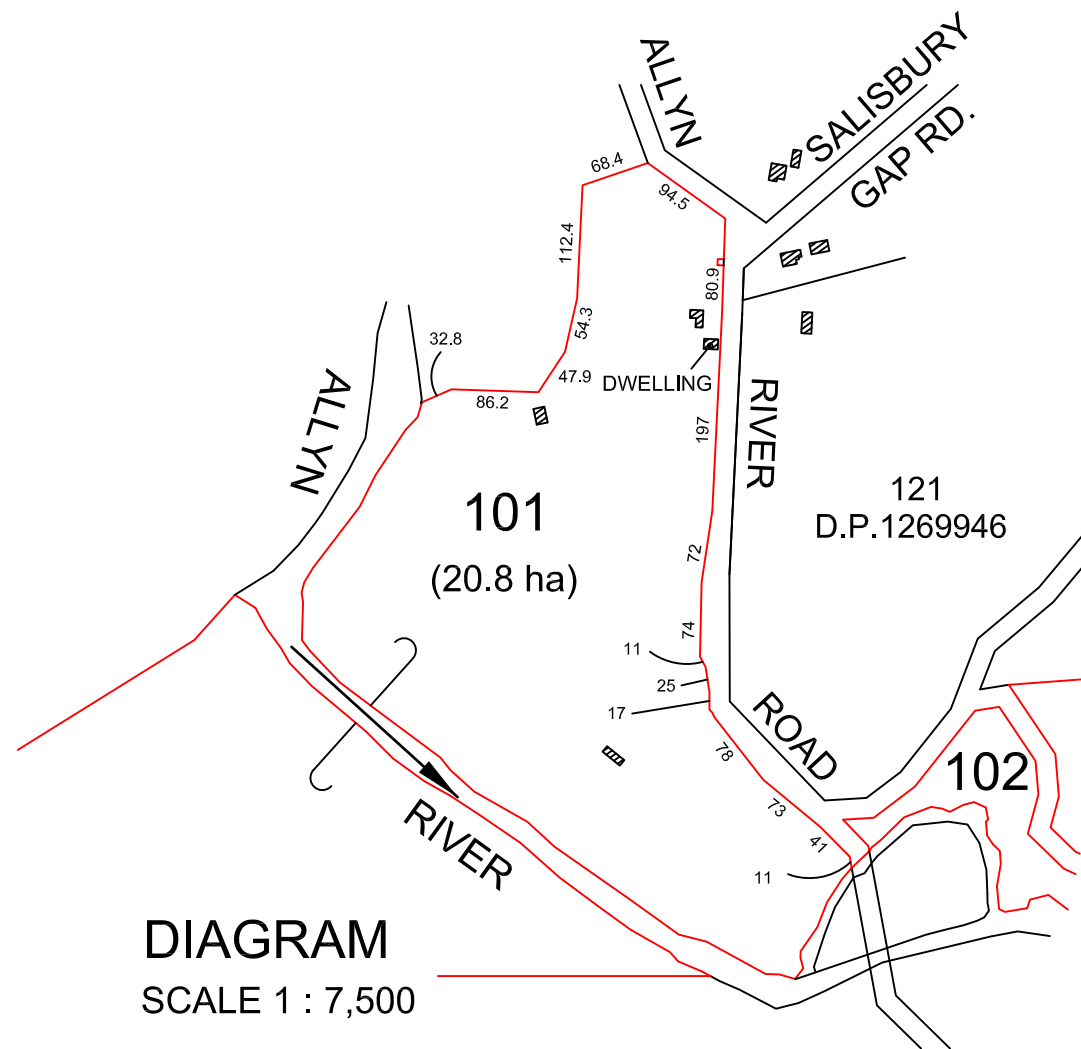
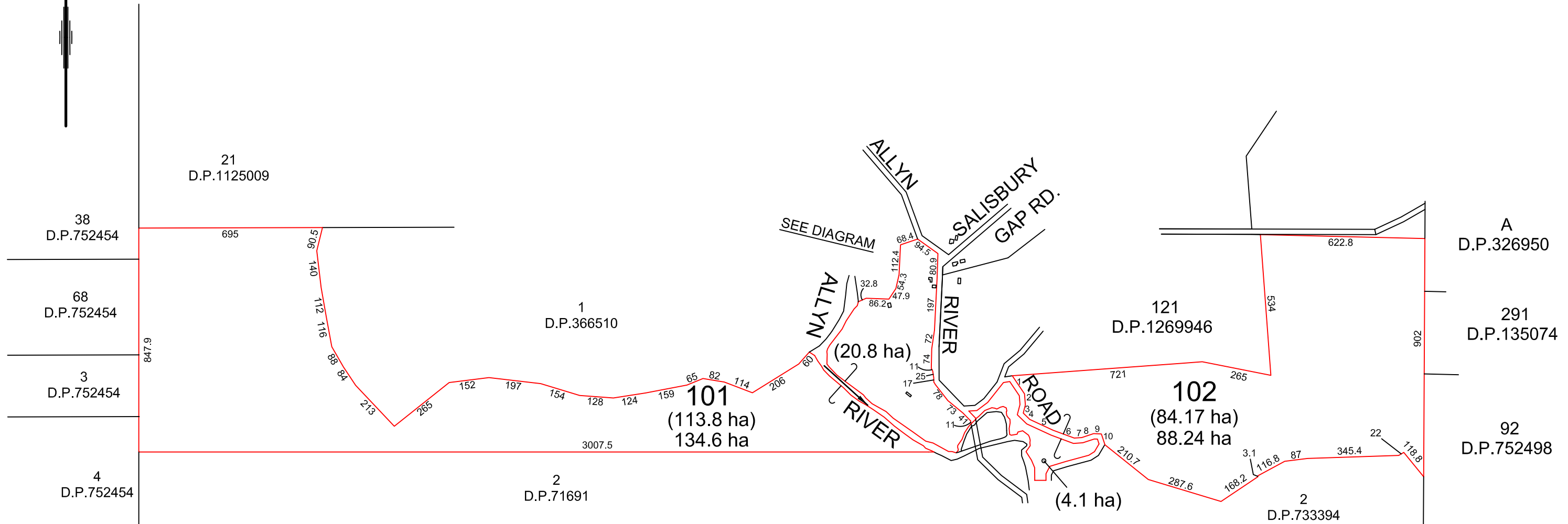
# **APPENDIX 1**

## **BUSHFIRE PRONE LAND MAP**



# **APPENDIX 2**

## **PLAN OF PROPOSED SUBDIVISION**



LINE	DISTANCE
1	82.8
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SCALE : 1 : 15,000

DATE : 14/03/2024

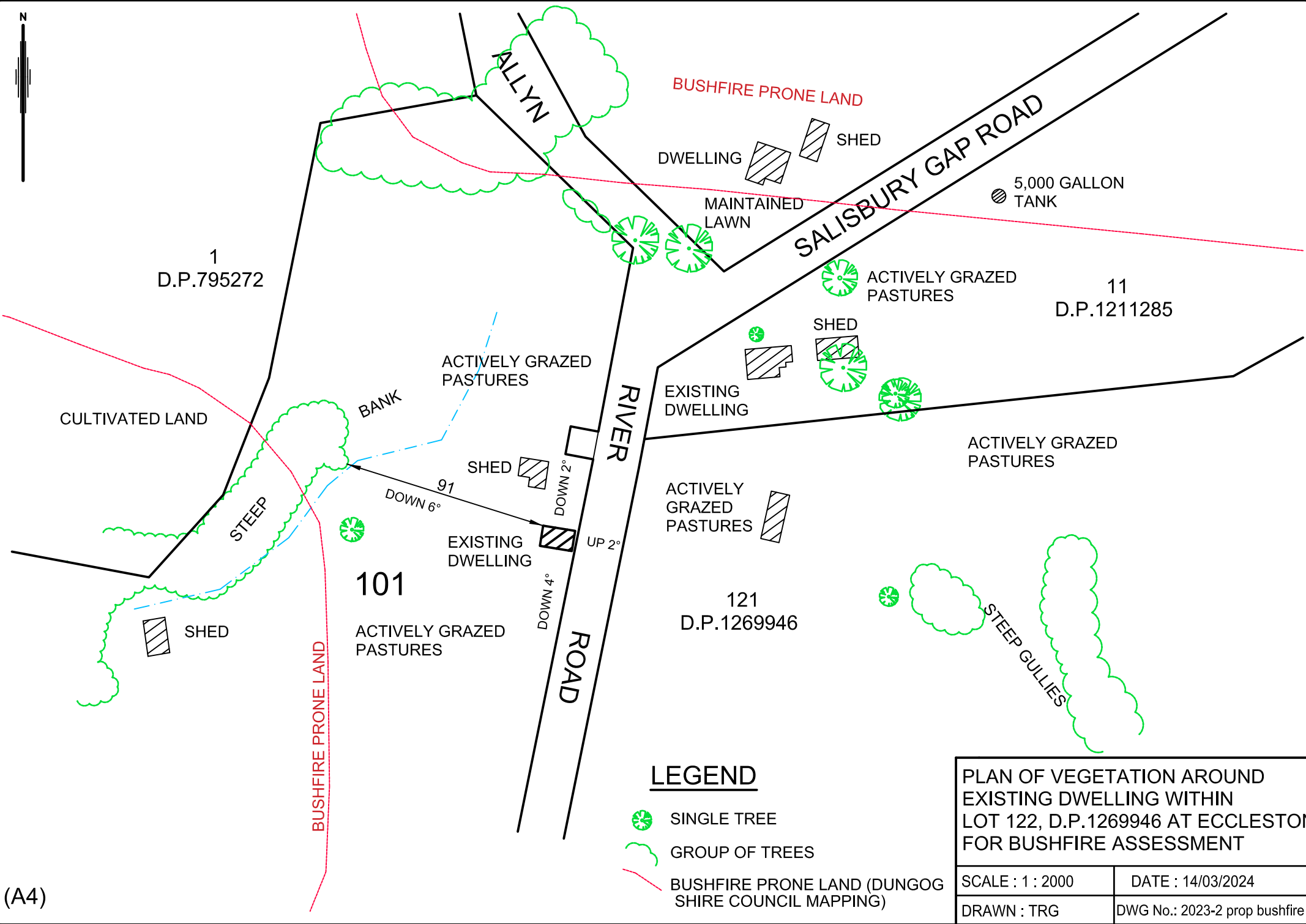
DRAWN : TRG

DWG No.: 2023-2 prop.dwg




ALL DIMENSIONS ARE SUBJECT TO FINAL SURVEY

# **APPENDIX 3**

## **PLAN OF VEGETATION AND SLOPE AROUND EXISTING DWELLING**



**LEGEND**

-  SINGLE TREE
-  GROUP OF TREES
-  BUSHFIRE PRONE LAND (DUNOGG SHIRE COUNCIL MAPPING)

PLAN OF VEGETATION AROUND EXISTING DWELLING WITHIN LOT 122, D.P.1269946 AT ECCLESTON FOR BUSHFIRE ASSESSMENT	
SCALE : 1 : 2000	DATE : 14/03/2024
DRAWN : TRG	DWG No.: 2023-2 prop bushfire

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# **APPENDIX 4**

## **BUSHFIRE ATTACK LEVEL TABLE**

**Table 3**

Determination of bush fire attack level, FDI 100

KEITH VEGETATION FORMATION		BUSH FIRE ATTACK LEVEL (BAL)				
		BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
		Distance (m) asset to predominant vegetation class				
ALL UPSLOPE AND FLAT LAND	Rainforest	< 8	8 -< 11	11 -< 16	16 -< 23	23 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 18	18 -< 24	24 -< 33	33 -< 45	45 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 7	7 -< 10	10 -< 14	14 -< 21	21 -< 100
	Tall Heath	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Short Heath	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 6	6 -< 9	9 -< 14	14 -< 100
	Freshwater Wetlands	< 4	4 -< 5	5 -< 7	7 -< 11	11 -< 100
	Grassland	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 50
> 0 > 5 DEGREES - DOWNSLOPE	Rainforest	< 11	11 -< 14	14 -< 21	21 -< 29	29 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 22	22 -< 29	29 -< 40	40 -< 54	54 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 12	12 -< 16	16 -< 23	23 -< 32	32 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 9	9 -< 12	12 -< 18	18 -< 26	26 -< 100
	Tall Heath	< 13	13 -< 18	18 -< 26	26 -< 36	36 -< 100
	Short Heath	< 8	8 -< 10	10 -< 15	15 -< 22	22 -< 100
	Arid-Shrublands (acacia and chenopod)	< 5	5 -< 7	7 -< 11	11 -< 16	16 -< 100
	Freshwater Wetlands	< 4	4 -< 6	6 -< 8	8 -< 12	12 -< 100
	Grassland	< 9	9 -< 12	12 -< 17	17 -< 25	25 -< 50
> 5 > 10 DEGREES - DOWNSLOPE	Rainforest	< 14	14 -< 18	18 -< 26	26 -< 37	37 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 28	28 -< 36	36 -< 49	49 -< 65	65 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 15	15 -< 20	20 -< 28	28 -< 39	39 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 12	12 -< 16	16 -< 23	23 -< 33	33 -< 100
	Tall Heath	< 15	15 -< 20	20 -< 29	29 -< 40	40 -< 100
	Short Heath	< 9	9 -< 12	12 -< 18	18 -< 25	25 -< 100
	Arid-Shrublands (acacia and chenopod)	< 6	6 -< 8	8 -< 12	12 -< 18	18 -< 100
	Freshwater Wetlands	< 5	5 -< 6	6 -< 10	10 -< 14	14 -< 100
	Grassland	< 10	10 -< 13	13 -< 20	20 -< 28	28 -< 50
> 10 > 15 DEGREES - DOWNSLOPE	Rainforest	< 17	17 -< 23	23 -< 34	34 -< 46	46 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 36	36 -< 45	45 -< 60	60 -< 77	77 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 19	19 -< 25	25 -< 36	36 -< 49	49 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 15	15 -< 20	20 -< 29	29 -< 41	41 -< 100
	Tall Heath	< 17	17 -< 22	22 -< 32	32 -< 44	44 -< 100
	Short Heath	< 10	10 -< 13	13 -< 20	20 -< 29	29 -< 100
	Arid-Shrublands (acacia and chenopod)	< 7	7 -< 9	9 -< 14	14 -< 20	20 -< 100
	Freshwater Wetlands	< 5	5 -< 7	7 -< 11	11 -< 16	16 -< 100
	Grassland	< 11	11 -< 15	15 -< 23	23 -< 32	32 -< 50
> 15 > 20 DEGREES - DOWNSLOPE	Rainforest	< 23	23 -< 30	30 -< 42	42 -< 56	56 -< 100
	Forest (wet and dry sclerophyll) including Coastal Swamp Forest, Pine Plantations and Sub-Alpine Woodland	< 46	46 -< 56	56 -< 73	73 -< 92	92 -< 100
	Grassy and Semi-Arid Woodland (including Mallee)	< 24	24 -< 32	32 -< 44	44 -< 59	59 -< 100
	Forested Wetland (excluding Coastal Swamp Forest)	< 19	19 -< 26	26 -< 37	37 -< 50	50 -< 100
	Tall Heath	< 19	19 -< 25	25 -< 36	36 -< 49	49 -< 100
	Short Heath	< 11	11 -< 15	15 -< 23	23 -< 32	32 -< 100
	Arid-Shrublands (acacia and chenopod)	< 7	7 -< 10	10 -< 16	16 -< 23	23 -< 100
	Freshwater Wetlands	< 6	6 -< 8	8 -< 13	13 -< 18	18 -< 100
	Grassland	< 13	13 -< 17	17 -< 26	26 -< 36	36 -< 50

# **APPENDIX 5**

## **PHOTOS**



**Looking East**



**Looking North**



**Looking West**



**Looking South**