

DEVELOPMENT PROPOSAL FOR PUBLIC COMMENT

The following development proposal has been submitted to the Council and although not designated under the Environmental Planning & Assessment Act, 1979, is notified for public comment:

Portal Application Number	DA No.	Location	Proposal
PAN-521477	74/2025	LOT: 7 SEC: 5 DP: 758366, 28 Brown Street DUNGOG Applicant: Ms E A Raine Owners: Mr J T Squire & Ms E A Raine Consent Authority: Dungog Shire Council	Deck, Spa and Associated Safety Barriers and Tree Removal in a Heritage Conservation Area

Details of the above proposal are available for inspection on the NSW Planning Portal website from **Thursday 8 May 2025**.

<https://www.dungog.nsw.gov.au/Council/Council-Advertisements/Development-Applications>

Submissions can be made via the NSW Planning Portal until **Thursday 22 May 2025**. 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.

DUNGOG SHIRE COUNCIL EXHIBITED COPY

Commencement Date 8 May 2025

Closing Date 22 May 2025

STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects has been prepared to support the Development Application for:

Proposed Development: Spa and Associated Safety Barriers, Deck and Tree Removal

Site Address: Lot 7 Sec 5 DP 758366 (No. 28) Brown Street Dungog

ANALYSIS OF THE PROPERTY

Surrounding Land Use - The land use in the surrounding area is predominately residential in nature. The development is not out of character with the area.

Site Area - The area of the site is 1,937.72m².

Zoning - Under Council's LEP the land is zoned R1 General Residential. The proposed development is permissible within the zone.

Existing Use of the Property - The site is currently occupied by a dwelling and associated structures.

Site Access - Access to the site is via Brown Street. The development will not instigate additional traffic flow along the road.

ENVIRONMENTAL IMPACTS

Acid Sulfate Soils – The subject site has NOT been classified as being Acid Sulfate Soils.

Mine Subsidence – The subject site has NOT been identified as being within a Mine Subsidence District.

Flooding – The subject site has NOT been nominated as being subject to flooding.

Services - The property is supported by a standard range of associated services such as electricity, water and phone.

Stormwater and Drainage - In accordance with Council's policies, stormwater and surface drainage will be connected to the existing stormwater systems.

Williams River Catchment Area - The proposed development is located within the Williams River Catchment Area. The proposed development does not trigger referral to Hunter Water.

The proposed development is not expected to adversely impact on the quality and quantity of water entering drinking water storage. The proposed development complies with the requirements of DLEP2014 Clause 6.10 Williams River Catchment.

BASIX – The proposed development is for a spa. As the pool's volume is less than 40,000L a BASIX is NOT required.

Garages, Sheds & Driveway Access - Vehicular access and driveways are existing. The proposed development will not alter the existing arrangements.

Traffic Movements – The proposed development will not alter the current local traffic movements or volumes.

Privacy & Noise Issues - The development should not adversely affect neighbouring residents. Use of the structure should not affect the local amenity of the neighbourhood above any existing thresholds experienced within a normal residential environment.

Heritage – The subject site is located within the Dungog Commercial Precinct Conservation Area.

The proposed development of a swimming pool, deck and removal of seven (7) trees is not expected to create a negative impact on the Heritage significance of the area. Council is requested to consider the justification for approving the proposed development:

- The spa, deck and tree removal is located at the rear of the subject lot;
- The spa and deck will not be visible from the street;
- The proposed development will not be detrimental to the heritage significance of the area;
- The tree removal is minimal with a large number of established trees to remain; and
- The proposed development will not have a negative impact on the streetscape.

Sensitive Aboriginal Landscape - The site has NOT been identified as being Sensitive Aboriginal Landscape.

The subject site currently contains a dwelling and associated structures.

A review of the AHIMS database has determined that there are no Aboriginal sites recorded or declared on or within 50m of the subject site. A copy of AHIMS results is attached.

The site is not known as having any special significance with respect to Aboriginal culture. Should artefacts be uncovered during the construction stage, the Stop Work Procedures should be followed:

Stop Work Procedures

STOP WORK	Immediately
CONTACT	Contact your field supervisor and/or project manager Council's Environmental Office then contacts the NSW Planning, Industry and Environment Cultural Heritage Officer of the Environment Hotline 131555.
NOTIFY	The NSW Planning, Industry and Environment Officer notifies the Local Aboriginal Land Council
ACCESS	NSW Planning, Industry and Environment will advise on a course of action based on the significance of the resource, which Council and the relevant LALC will follow: Protect and avoid Record and protect Investigate, excavate, record and preserve

APPLY	To NSW Planning, Industry and Environment for an AHIP if necessary
RECOMMEND	When NSW Planning, Industry and Environment has approved a course of action

Vegetation and Fauna - The site currently contains a number of established trees. It is proposed to remove seven (7) trees (refer to plans for further details). The site is clear of any significant flora, apart from standard residential landscaping elements. The removal of the proposed seven (7) tree is not likely to significantly affect threatened species, populations or ecological communities, or their habitats.

Bushfire - The subject site has NOT been classified as being Bushfire Prone.

Retaining Walls – The proposed development does NOT involve the construction of retaining walls.

Building Setbacks – The proposed development is to occur at the rear of the property. The proposed development is set back so as to comply with Council's requirements in regard to building line setbacks.

The setback to the eastern (side) boundary will be approximately 1.16m. All setbacks comply with Council's building setback policy.

Building Height - The development responds to the predominant scales, heights and bulk of adjoining buildings.

Erosion & Sediment Control - Where appropriate, erosion and sediment control systems, and siltation fences will be installed during construction of the development.

Contamination – The subject site is not known to be contaminated.

WASTE MANAGEMENT PLAN

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

TABLE 1: Site Waste Management Plan

MATERIAL	PROPOSED STRATEGY
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)

Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover 'Working with Asbestos Guide, 2008
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Construction Waste

Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See 'Table 1: Site Waste Management Plan' above for further details.

General Domestic Waste

All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

CONCLUSION

In summary, it is noted that the proposed development will have no significant or adverse effect on the local environment or for neighbouring properties.

The development is permitted under Council's LEP and the property is of a sufficient size to be able to support the development.

The development will cause minimal disturbance to vegetation and the environment in general.

COMPLETE PLANNING SOLUTIONS

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Complete Planning Solutions Reference

240173 – Hunter Landscaping - Dungog

Contact Details

Complete Planning Solutions Pty Ltd

Email: enquiries@completeplanningsolutions.com.au

Prepared By:

Karen Jurd

B Dev Stud

Planning Consultant

AHIMS SEARCH RESULTS



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 28 Brown St Dungog

Client Service ID : 973567

Complete Planning Solutions Pty Ltd
1/187 LANG STREET
KURRI KURRI New South Wales 2327
Attention: Karen Jurd

Date: 10 February 2025

Email: karen.jurd@completeplanningsolutions.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 28 BROWN STREET DUNGOG 2420 with a Buffer of 50 meters, conducted by Karen Jurd on 10 February 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

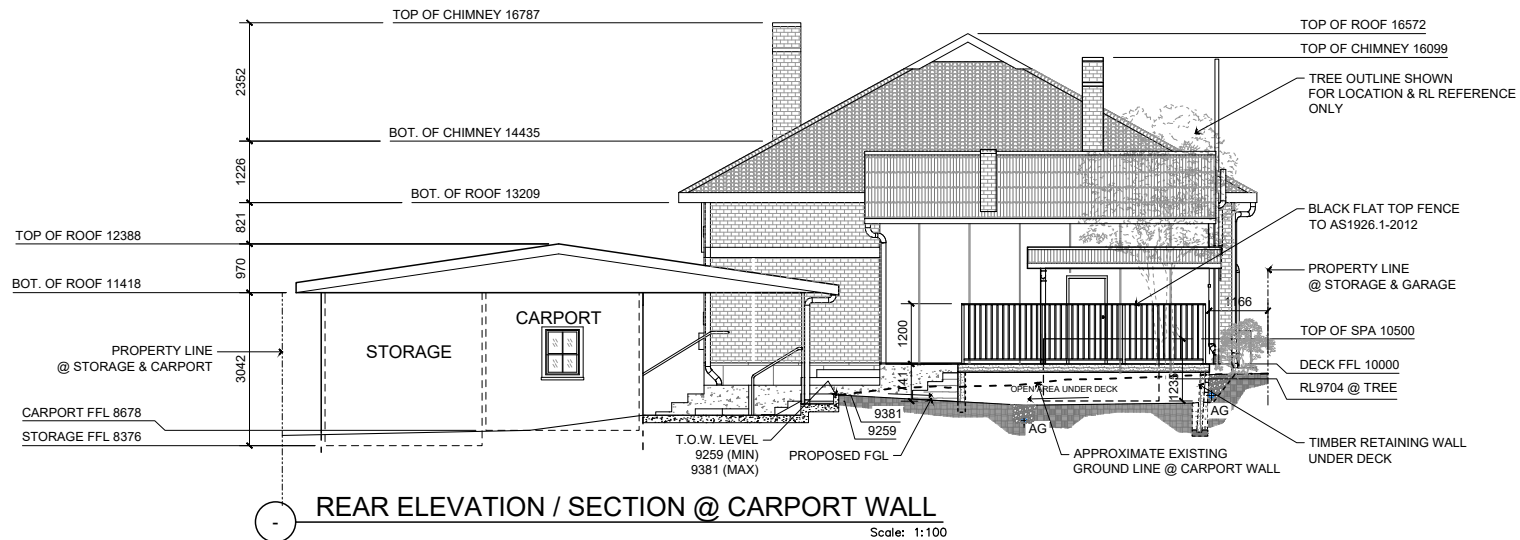
0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



ELEVATION DRAWINGS

Scale: 1:100

NORTH

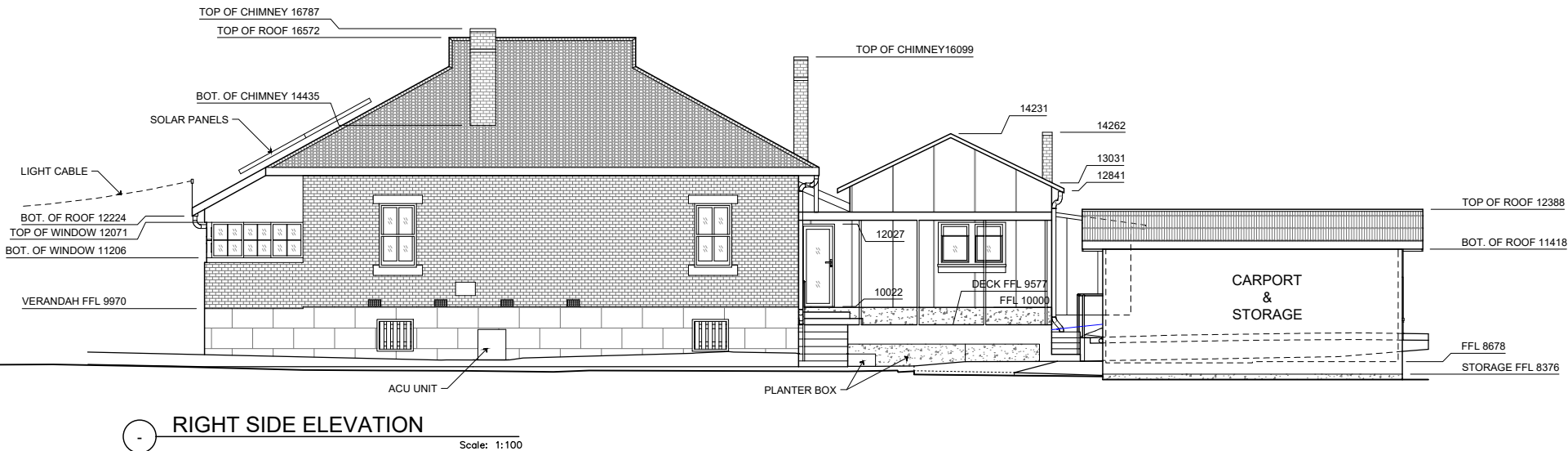
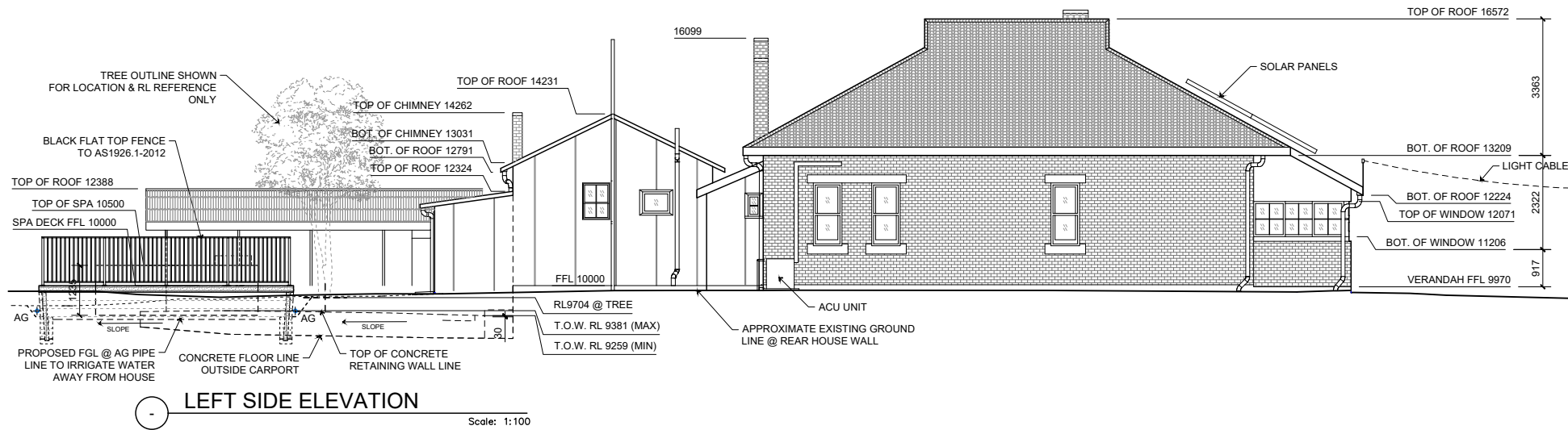


ELIZABETH RAINE & JOHN SQUIRES

28 BROWN ST. DUNGOG, NSW 2420, AUSTRALIA

client:	scale:	date:	revision:
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drawn by:	checked by:	drawing #:	
L.S.	NM	100-4	

A3



ELEVATION DRAWINGS
Scale: 1:100

NORTH



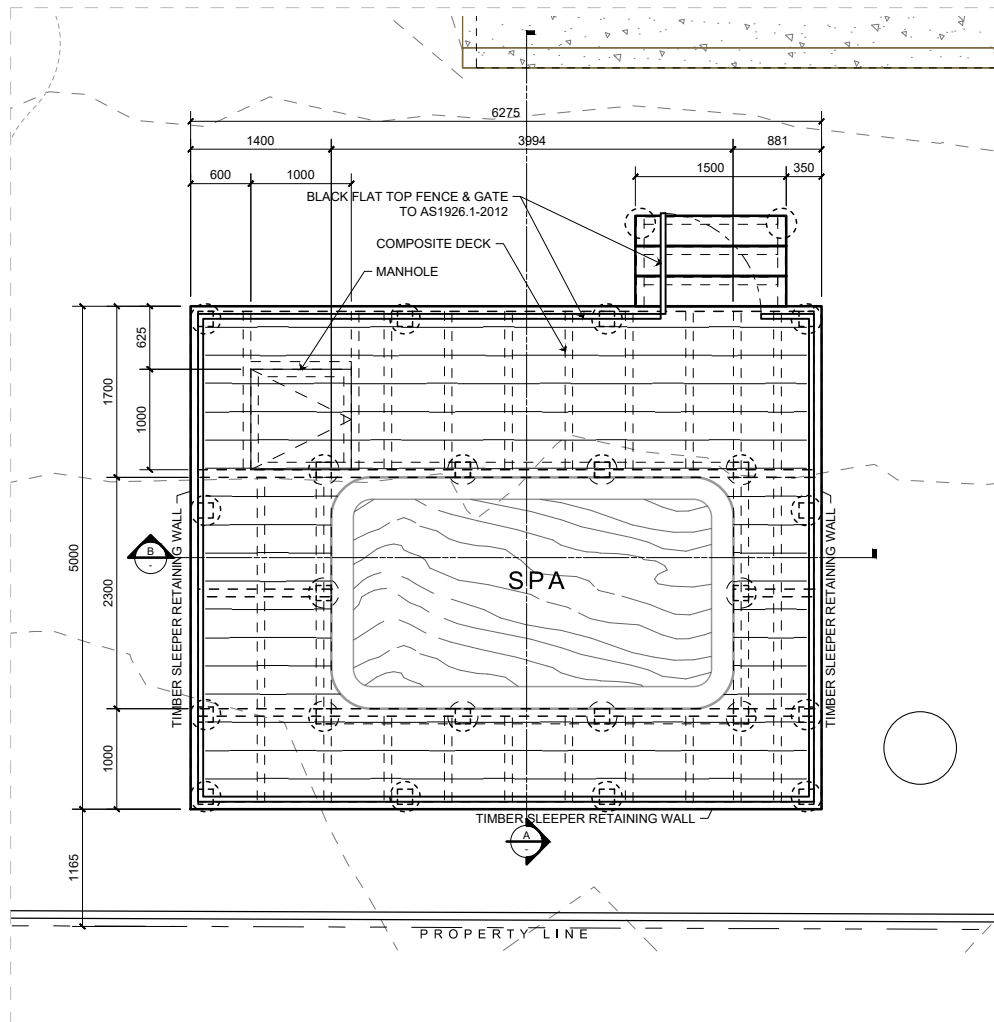
HUNTER LANDSCAPING & CONSTRUCTION

SHOP 17/168 KELLY STREET, SCONE NSW 2337
ABN: 55 616 556 688

ELIZABETH RAINE & JOHN SQUIRES
28 BROWN ST. DUNGOG, NSW 2420, AUSTRALIA

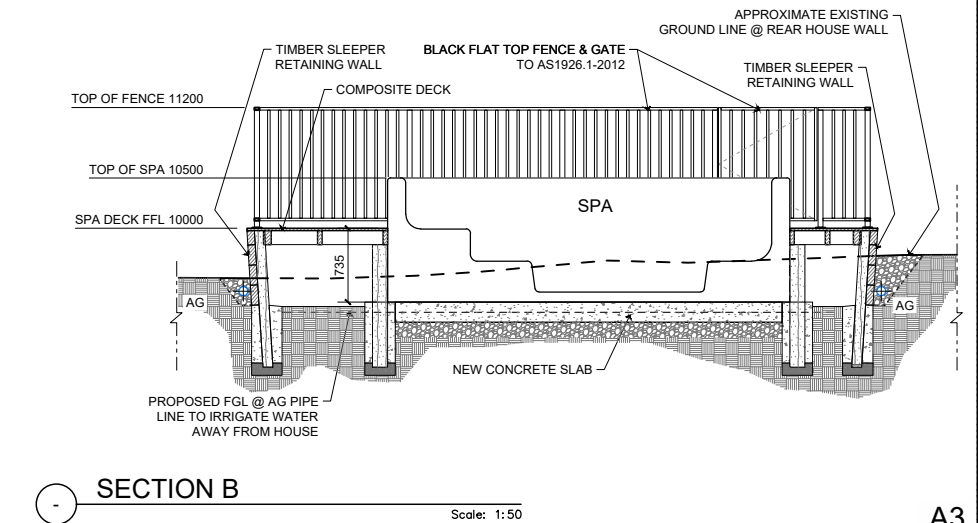
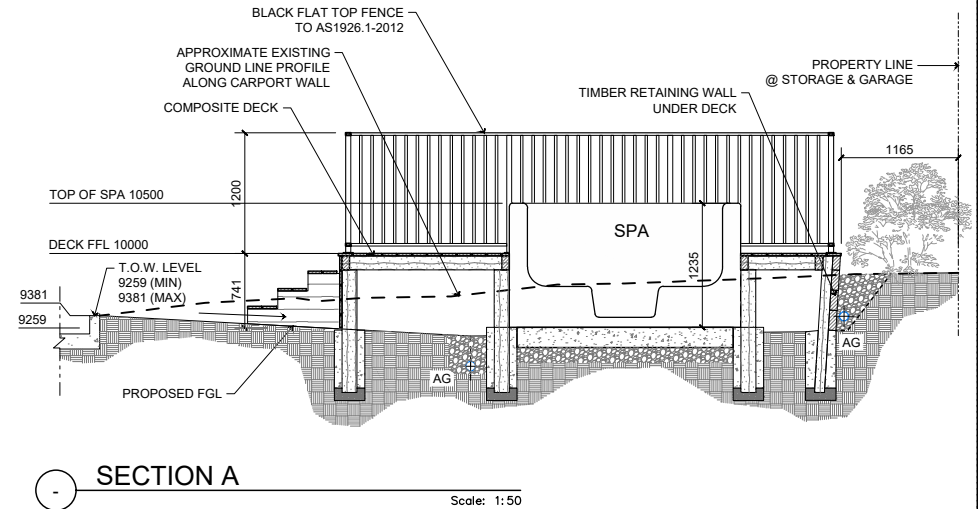
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drawn by: L.S.	checked by: NM	drawing #: 100-5

A3




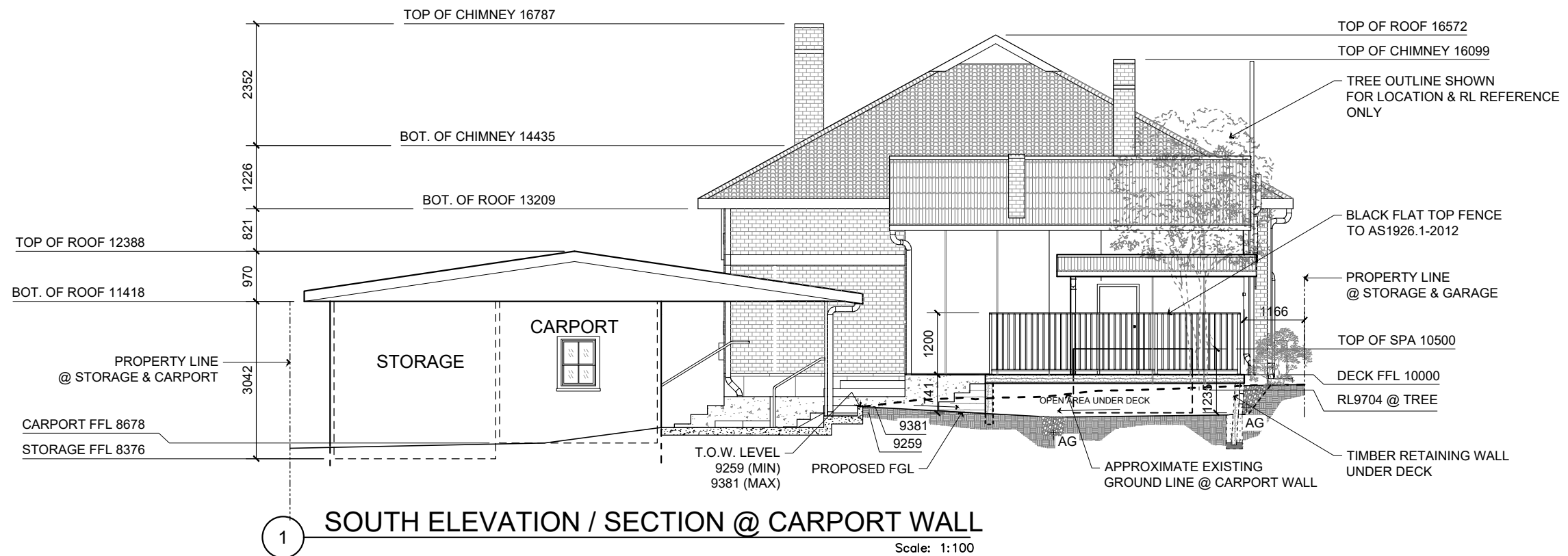
POOL PLAN & SECTION

Scale: 1: 50



A3

NORTH				ELIZABETH RAINE & JOHN SQUIRES 28 BROWN ST. DUNGOG, NSW 2420, AUSTRALIA		
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	drawn by:	L.S.	checked by:	NM	drawing #:	100-6



ELEVATION DRAWINGS

Scale: 1:100

NORTH

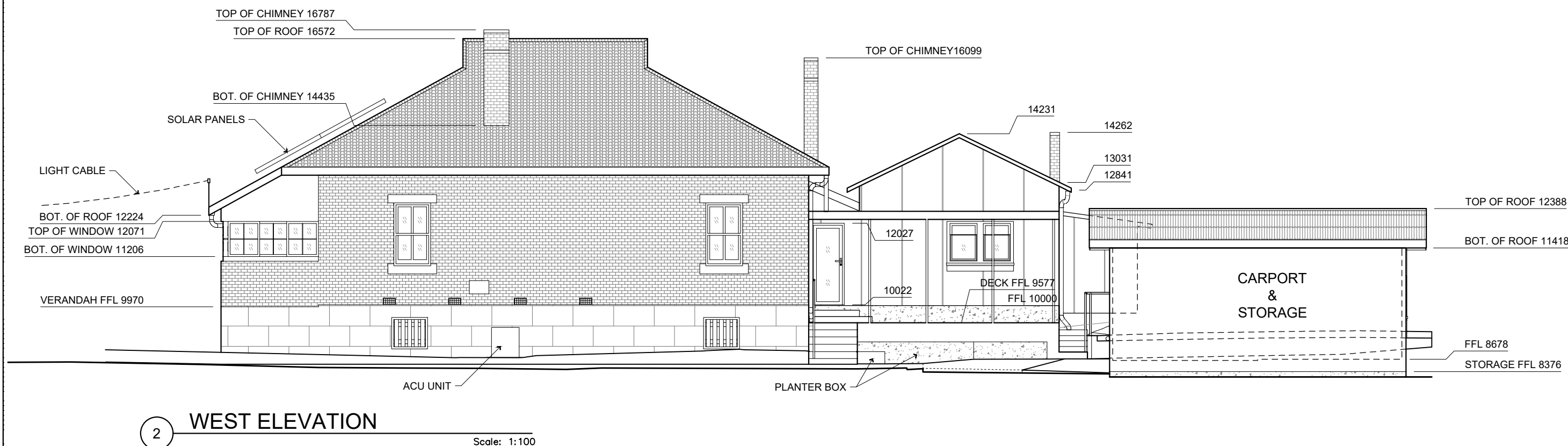
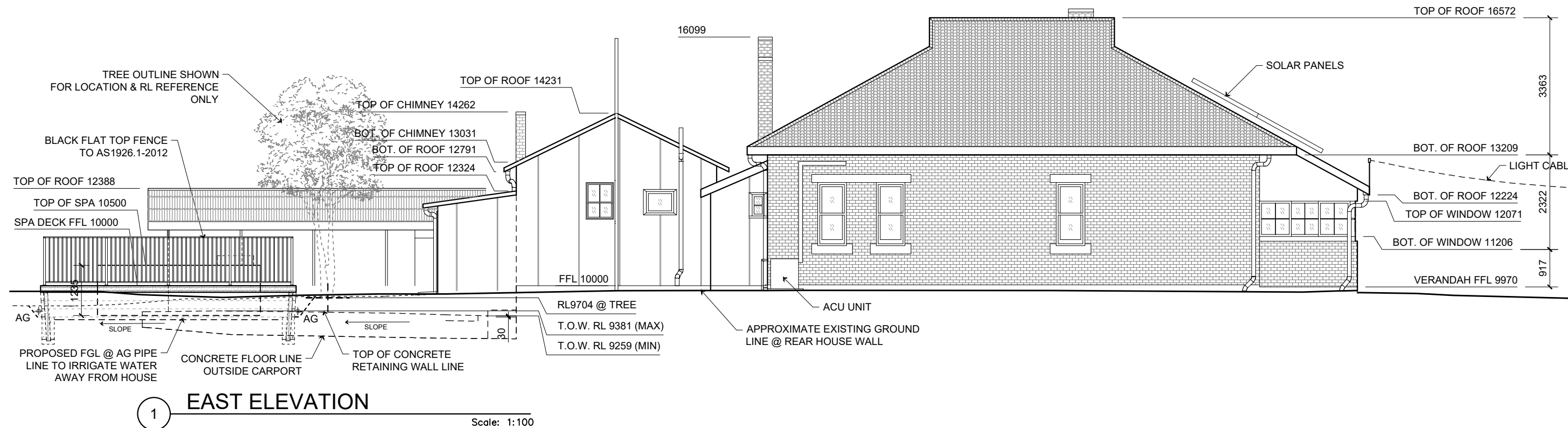


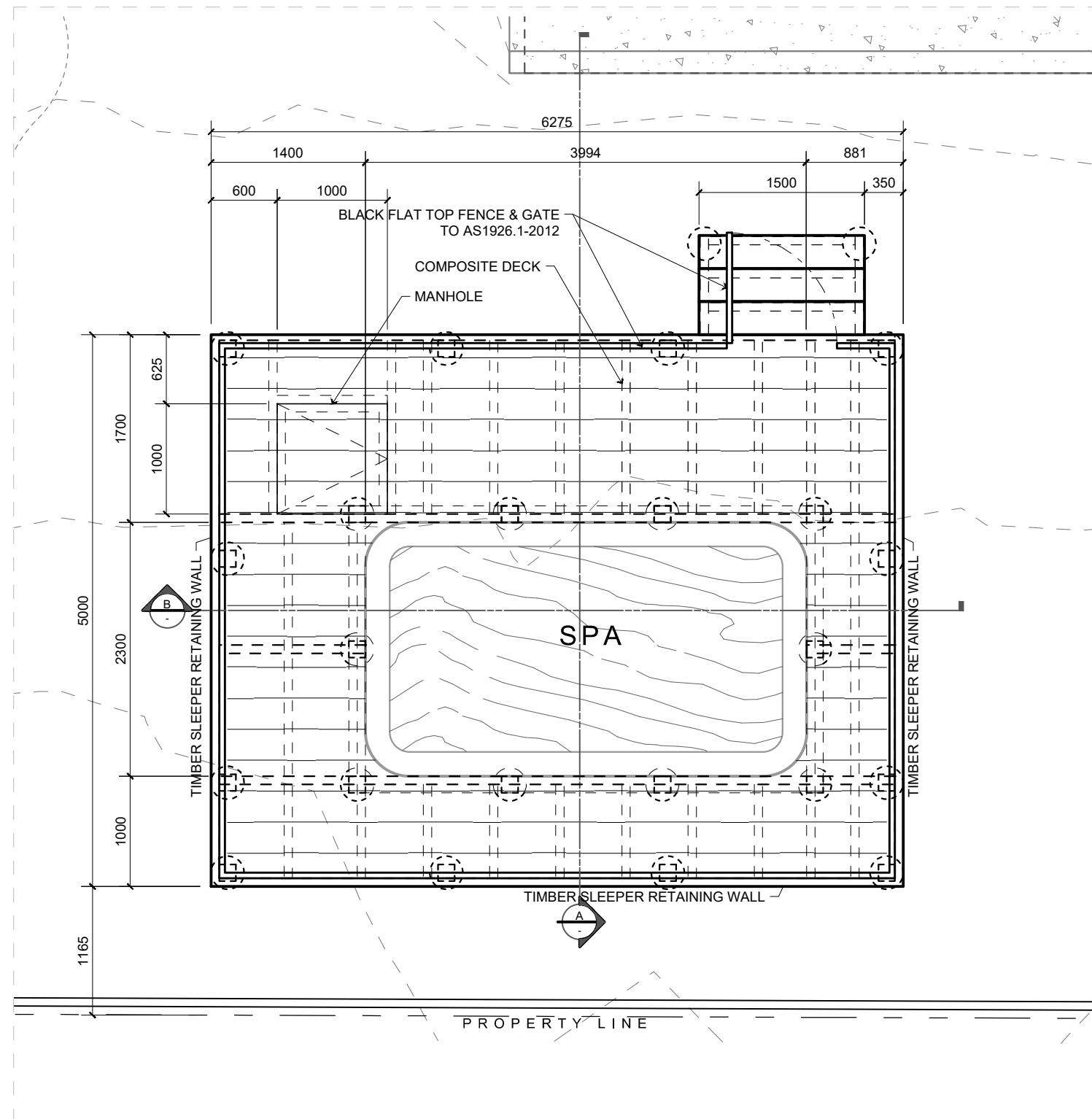
ELIZABETH RAINE & JOHN SQUIRES

28 BROWN ST. DUNOG, NSW 2420, AUSTRALIA

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L.S.	NM	100-4	

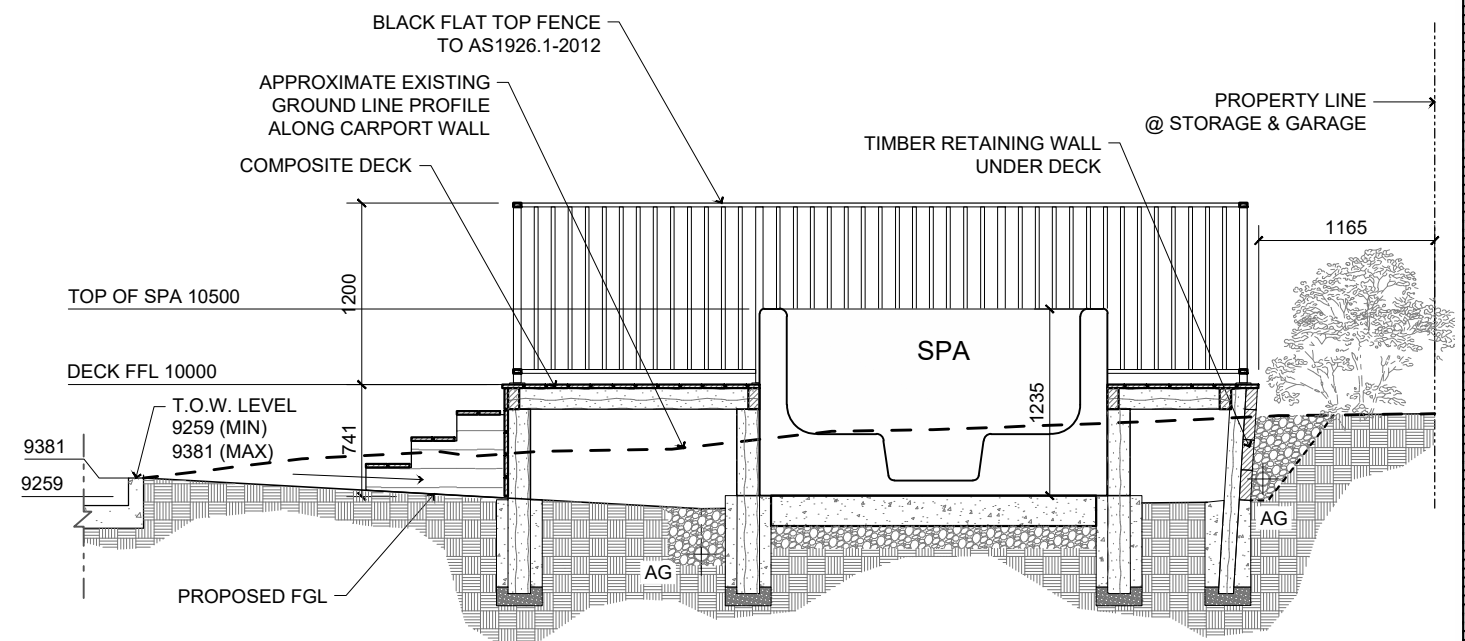
A3



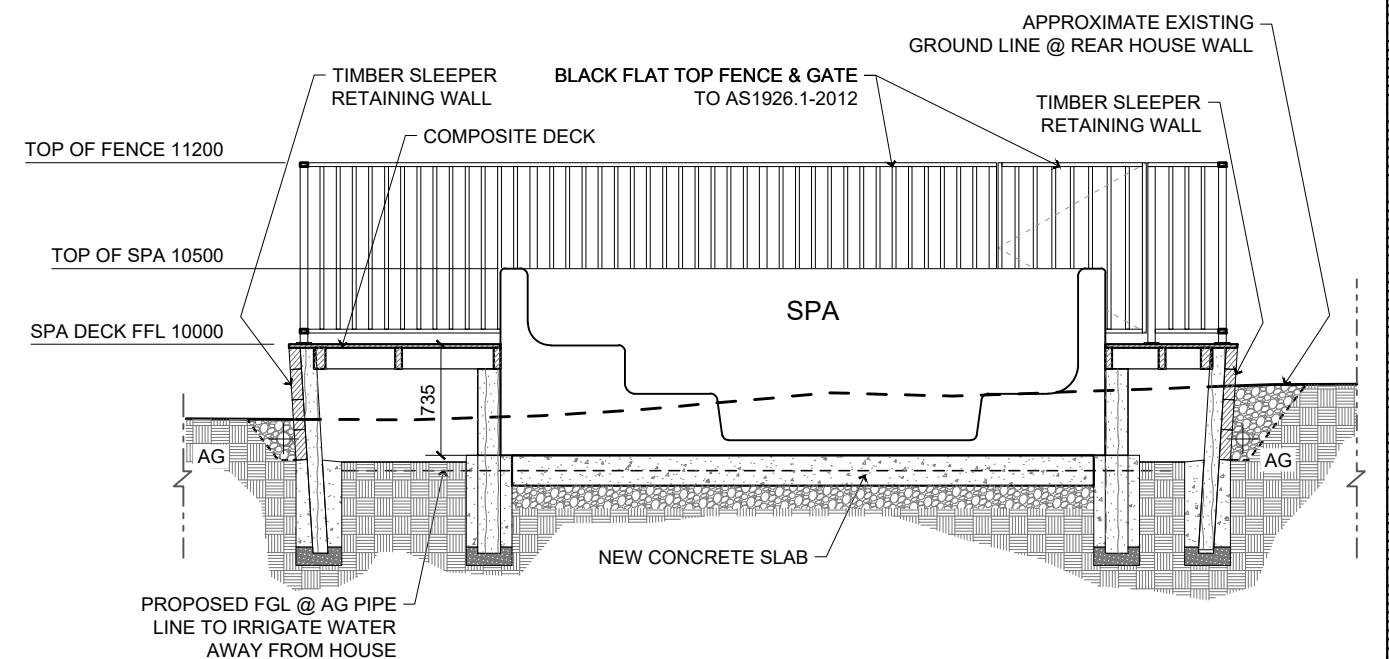


POOL PLAN
Scale: 1:50

POOL PLAN & SECTION
Scale: 1:50




SECTION A
Scale: 1:50

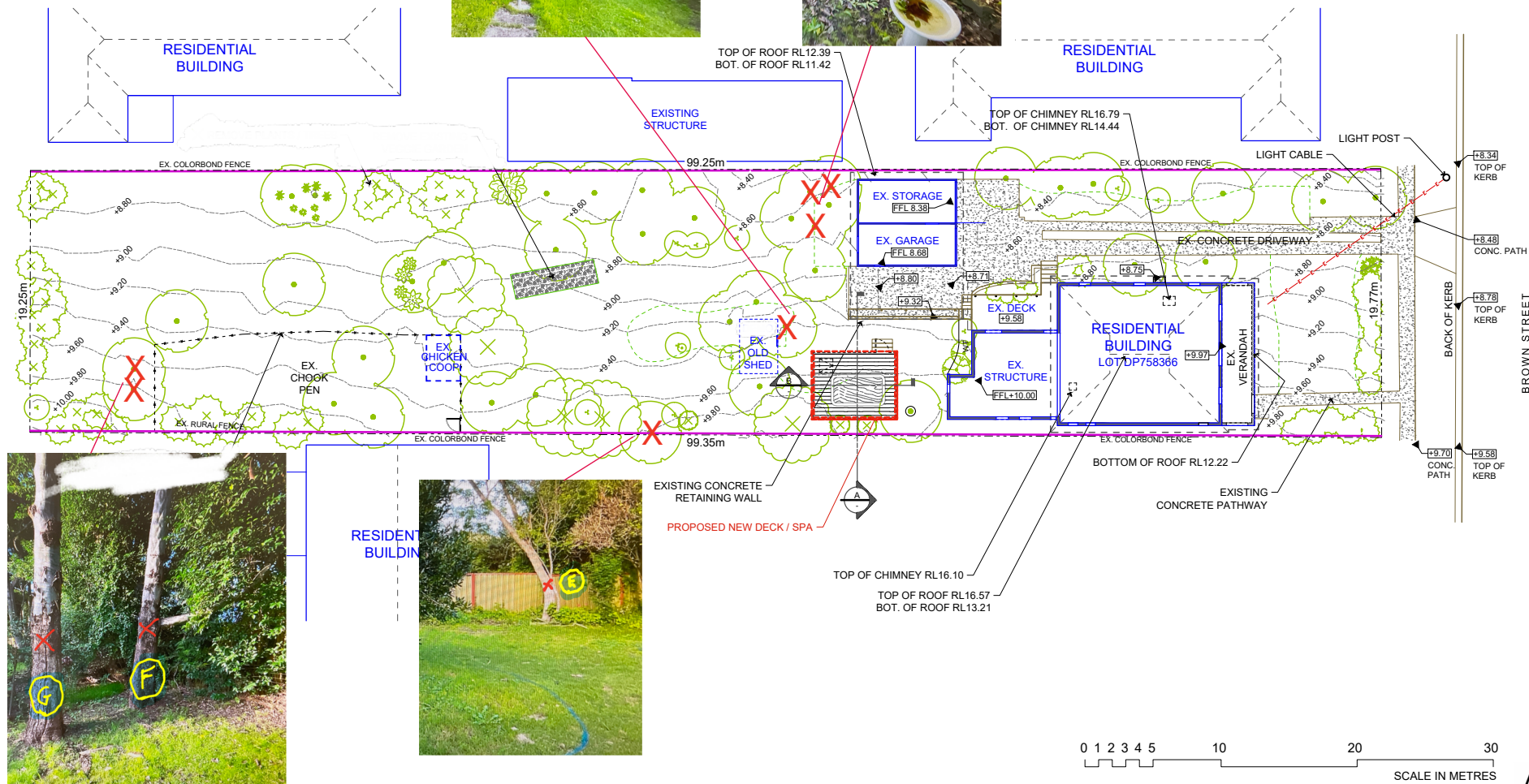
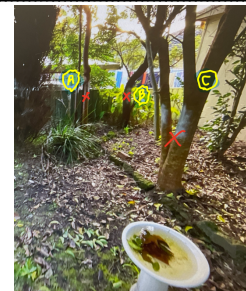


SECTION B
Scale: 1:50

A3

NORTH	 HUNTER LANDSCAPING DESIGN + CONSTRUCT <small>SHOP 1/166 KELLY STREET, SCONE NSW 2337 ABN: 50 616 556 686</small>	ELIZABETH RAINE & JOHN SQUIRES 28 BROWN ST. DUNGOG, NSW 2420, AUSTRALIA		
		client:		
		scale	date	revision
		1:50	17MAR25	B
		drawn by	checked by	drawing #
L.S.	NM	100-6		

X Tree removal



SITE PLAN

Scale: 1:300



ELIZABETH RAINE & JOHN SQUIRES

28 BROWN ST. DUNGOG, NSW 2420, AUSTRALIA

client:	scale:	date:	revision:
1:300			B
drawn by:	checked by:	drawing #:	
L.S.	NM	100-3	