

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-369636	155/2023	LOT: 41 DP: 901443, 58--76 Abelard Street DUNGOG Applicant: Perception Planning Owners: Showground Dungog - Dungog Shire Council Consent Authority: Dungog Shire Council	Alterations and additions to existing building - Dungog Radio.

Details of the above proposal are available for inspection on the NSW Planning Portal website from **Friday 29 September 2023**.

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

Submissions can be made via the NSW Planning Portal until **Friday 27 October 2023**. 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 29 September 2023

Closing Date 27 October 2023

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING

**36-56 ABELARD STREET DUNGOG
NSW 2420
(LOT 41 / DP901443)**

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Prepared for (client)	Dungog Radio Station			
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Statement of Environmental Effects, 36-56 Abelard Street, Dungog				
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1	20/04/2023	SoEE - Abelard St, Dungog_V1	GJ	JL
2	06/09/2023	SoEE - Abelard St, Dungog_V2	GJ	JL
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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Dungog Radio Station (the client) to prepare a Statement of Environmental Effects (SoEE) for alterations and additions to an existing building, at 36-56 Abelard St, Dungog (LOT 41 / DP901443) ('the site'). The characteristics of the development include:

- Proposed alteration and additions of the existing building to include:
 - a. Two additional studios
 - b. Waiting space and foyer
 - c. Upgraded stairs and handrail.
 - d. Extending the building by 1.8m.

The existing building is currently used as a studio for Dungog Radio Station, with the proposed additions supporting the current use and improving the amenity of the building.

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

- The proposed development is permissible on the site with consent under the DLEP as the subject site is zoned RE1;
- No adverse impact on the existing character or amenity of the area will result;
- No adverse impact on the ecological values of the site is attributable to the proposed development;
- The proposed development is consistent with the prevailing land use of the area, without burdening the essential services supply;
- The alterations and additions proposed by this application has been found to be largely consistent with the relevant LEP and DCP controls.

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

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
BDAR	Biodiversity Development Assessment Report
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

LIST OF FIGURES

Figure 1 - Locality Plan (Source: eSpatial Viewer, 2023).....	11
Figure 2 – Existing Development (Sorensen Design, 2023).....	13
Figure 3 - Proposed Development Plan (Sorensen Design, 2023).....	14
Figure 4 - OEH Biodiversity Values Mapping Tool, 2023	16
Figure 5 – Heritage Mapping (eSpatial Viewer, 2023)	22
Figure 6 - Dungog Showground Masterplan	23
Figure 7 - Site contains Flood Prone Land (eSpatial Viewer, 2023).....	24
Table 1 - Historical Development Approvals.....	12
Table 2 - Integrated development.....	18

PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1	EP&A Regulation Compliance Table	Perception Planning
2	DCP Compliance Table	Perception Planning
3	Deposited Plan and 88B	NSW Lands Registry
4	Architectural Plans	Sorensen Design
5	AHIMS Search Results	Perception Planning
6	DBYD Search Results	Perception Planning
7	Site Waste Minimisation and Management Plan	Perception Planning
8	Certificate of Title	NSW Lands Registry
9	Crown Lands Owners Consent	Crown Lands

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
TERMS AND ABBREVIATIONS	4
LIST OF FIGURES	4
PLANS AND SUPPORTING DOCUMENTATION	5
TABLE OF CONTENTS	6
1 BACKGROUND	8
1.1 PURPOSE	8
1.2 SITE DETAILS.....	9
1.3 SITE DESCRIPTION	9
1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS.....	12
2 DESCRIPTION OF THE DEVELOPMENT.....	12
2.1 PROPOSED DEVELOPMENT.....	12
3 PLANNING CONTROLS.....	15
3.1 ACTS.....	15
3.1.1 Biodiversity Conservation Act 2016.....	15
3.1.2 Environmental Planning and Assessment Act 1979	15
3.1.3 Hunter Water Act 1991 (HW Act)	16
3.1.4 Rural Fires Act 1997	Error! Bookmark not defined.
3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS).....	19
3.2.1 SEPP No.55 – Remediation of Land	19
3.2.2 SEPP (KOALA HABITAT PROTECTION) 2020	Error! Bookmark not defined.
3.2.3 SEPP (BASIX) 2004.....	Error! Bookmark not defined.
3.3 LOCAL ENVIRONMENTAL PLAN (LEP)	21
3.4 DEVELOPMENT CONTROL PLAN (DCP)	25
4 LIKELY IMPACTS OF THE DEVELOPMENT	25
4.1 BUILT ENVIRONMENT	26
4.1.1 CONTEXT, SETTING AND VISUAL IMPACT	26
4.1.2 ACCESS, TRANSPORT AND TRAFFIC.....	26
4.1.3 PUBLIC DOMAIN	26
4.1.4 SERVICES	26
4.1.5 NOISE AND VIBRATION.....	26
4.2 NATURAL ENVIRONMENT.....	26
4.2.1 ECOLOGICAL	26
4.2.2 LANDSCAPING	26

4.2.3	ARCHAEOLOGY	26
4.2.3	STORMWATER.....	27
4.3	SOCIAL AND ECONOMIC.....	27
4.3.1	SAFETY, SECURITY AND CRIME PREVENTION	28
5	SUITABILITY OF THE SITE.....	28
6	ANY SUBMISSIONS AND CONSULTATION.....	28
7	PUBLIC INTEREST	28
8	CONCLUSION	29

1 BACKGROUND

1.1 PURPOSE

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 coordination with Dungog Radio Station (**'the client'**) and other sub-consultants to demonstrate the relevant matters associated with the proposed development. The SEE examines the existing development and site location, how the proposed 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 the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

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; and
- 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

Property Address	36-56 Abelard Street, Dungog
Lot and DP	LOT: 41 / DP901443
Current Use	Community Recreational Building – Radio Dungog Studio
Zoning/	RE1: Public Recreation
Size	4.13ha
Site Constraints	<ul style="list-style-type: none">• Heritage – Showground Significance: Local• Drinking Water Catchment - Williams• Flood Planning Area• Crown Reserves• Heritage Map – Showground Significance• Government Property Index
Owner	The land is Crown owned there is a Section 355 Committee agreement for the site. Crown Landowners consent has been provided on the Application Form for the DA and is attached as APPENDIX 9 .
DP and 88B Instrument	Nothing on the certificate of title or DP prohibits the proposed development. The Deposited Plan and Certificate of Title are contained in APPENDIX 3 and APPENDIX 8 .

1.3 SITE DESCRIPTION

The site is located at 36-56 Abelard Street, Dungog (**‘the site’**) and has a total area of 4.13ha (**Figure 1**). The site is located within the Dungog Showground precinct, with the proposed development involving an existing ancillary building that was historically used for Girl Guides. Whilst the site is commonly known as the Dungog Showgrounds, the works are proposed in relation to Lot 41 of DP901443 (**Figure 1**). The subject site is within the Dungog Local Government Area (LGA).

The site is bound by Eloiza Street to the West, Chapman Street to the North and Abelard to the East. The remaining area of the Dungog Showgrounds are South of the subject area. The Showgrounds contain multiple other community recreation buildings including a sports oval. The proposed development will involve an existing community use building that is located on the western side of the site with direct vehicular access via Chapman Street or Abelard Street.

The lot is Crown Land and was dedicated for Public Recreation and Show Ground in April 1926 as described on deposited plan (**APPENDIX 3**). The proposed development will not interfere with the use of other existing buildings on the site.

There is a Section 355 Committee agreement for the site. Crown Landowners consent has been provided on the Application Form for the DA and is attached as **APPENDIX 9**.

The site is generally cleared of vegetation with some remnant vegetation present along the dirt driveways. No vegetation will be removed as a result of the proposed development.

Figure 1 - Locality Plan (Source: eSpatial Viewer, 2023)



1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

A search of Dungog Council Development Application Tracker website completed 7 September 2023 identifies one recent approval described in Table 1. The application for a primitive campground was submitted by Perception Planning and was approved in 2020.

No known compliance matters exist over the site which would pose issues for the proposed development.

Table 1 - Historical Development Approvals

Ref No.	Proposal	Determination
184/2020	Camping Ground (Primitive Campground)	22/12/2020

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The proposed alteration and additions of the existing building will include:

- Two additional studios with viewing windows
- Waiting space and foyer
- Upgraded stairs and handrail.
- Extension of the building by 1.8m to the Eastern side of the building.

The existing building is currently used as a studio for Dungog Radio Station, with the proposed additions supporting the current use and improving the amenity of the building.

The development plans are provided below. **Figure 2** shows the existing development on site and **Figure 3** shows the proposed development extension, with the full set of plans provided as **APPENDIX 4**.

Figure 2 – Existing Development (Sorensen Design, 2023)

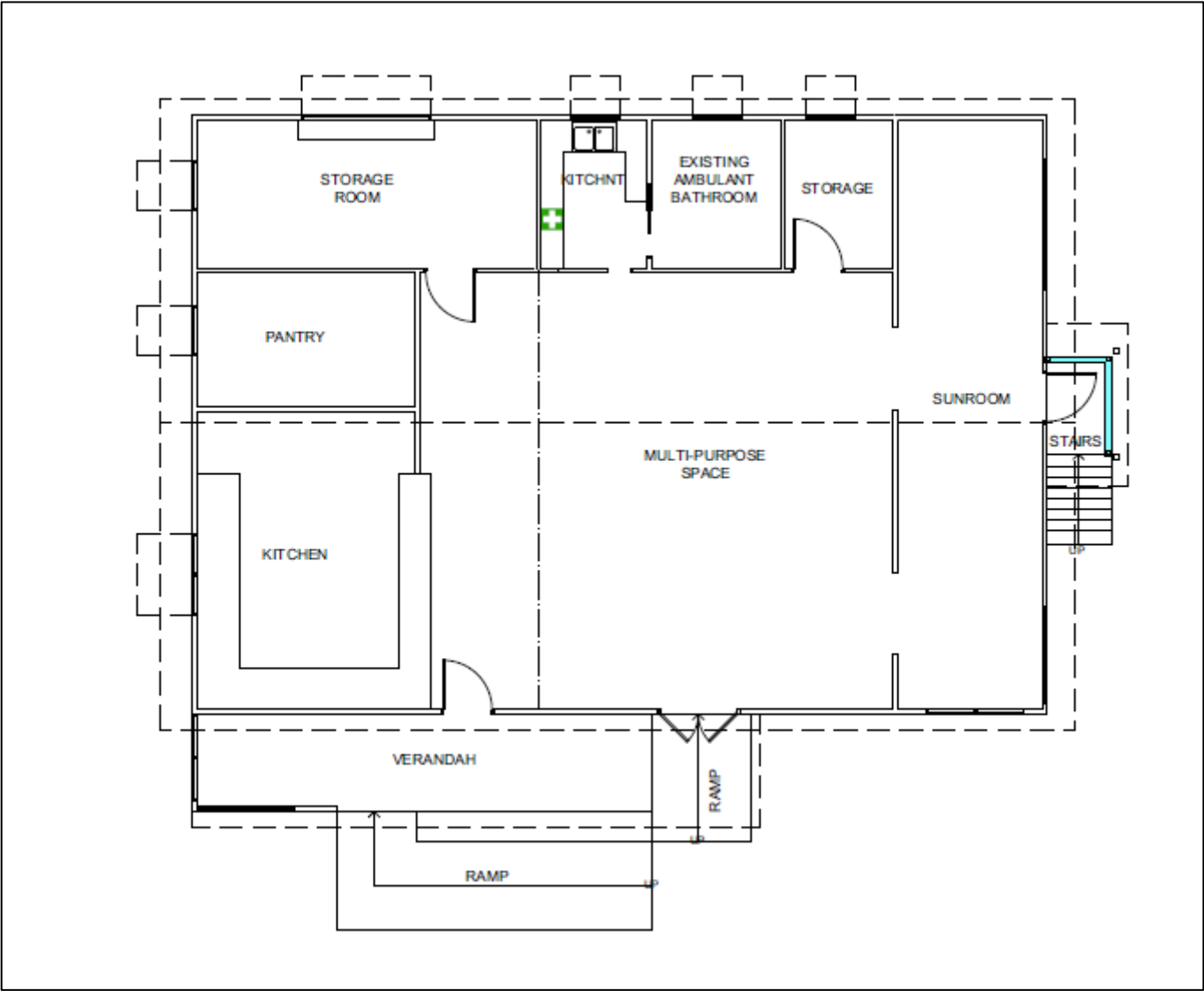
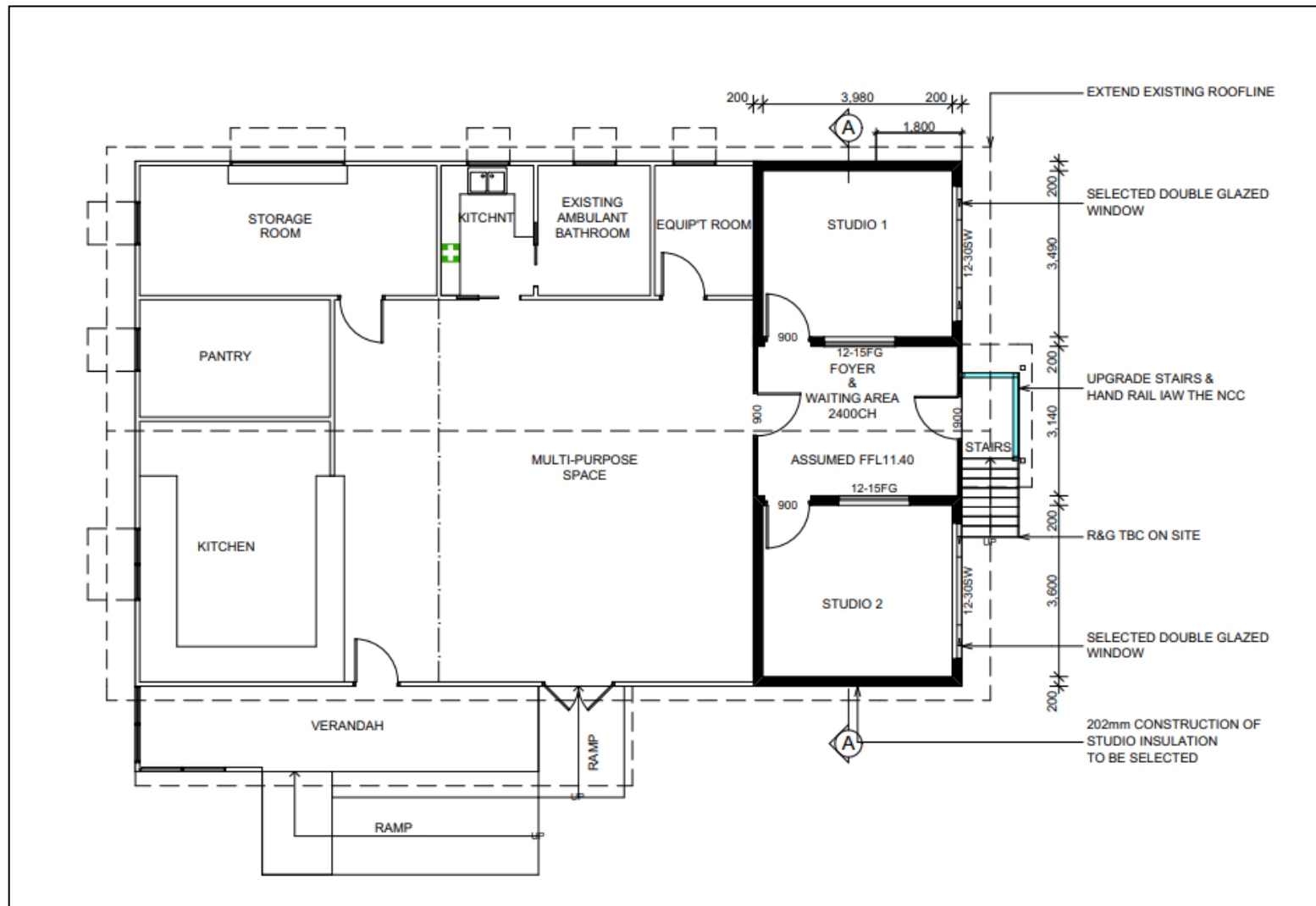


Figure 3 - Proposed Development Plan (Sorensen Design, 2023)



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 detail below.

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Hunter Water Act 2000*
- *Water Management Act 2000*

3.1.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principle 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?**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 2** below.

- **Section 7.11 – Development Contributions**

Development contributions may be calculated and charged in accordance with the Dungog Local Infrastructure Contributions Plan, they are understood not to apply to this development type.

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.

Applicants are to supply evidence relating to the triggers for the Biodiversity Offsets Scheme (BOS) Threshold and the test of significance when submitting a development application to the consent authority.

The development site does not contain significant areas of vegetation and does not contain area identified on the Biodiversity Values Map (**Figure 4**) as land with high biodiversity value and sensitive to impacts from development and clearing.

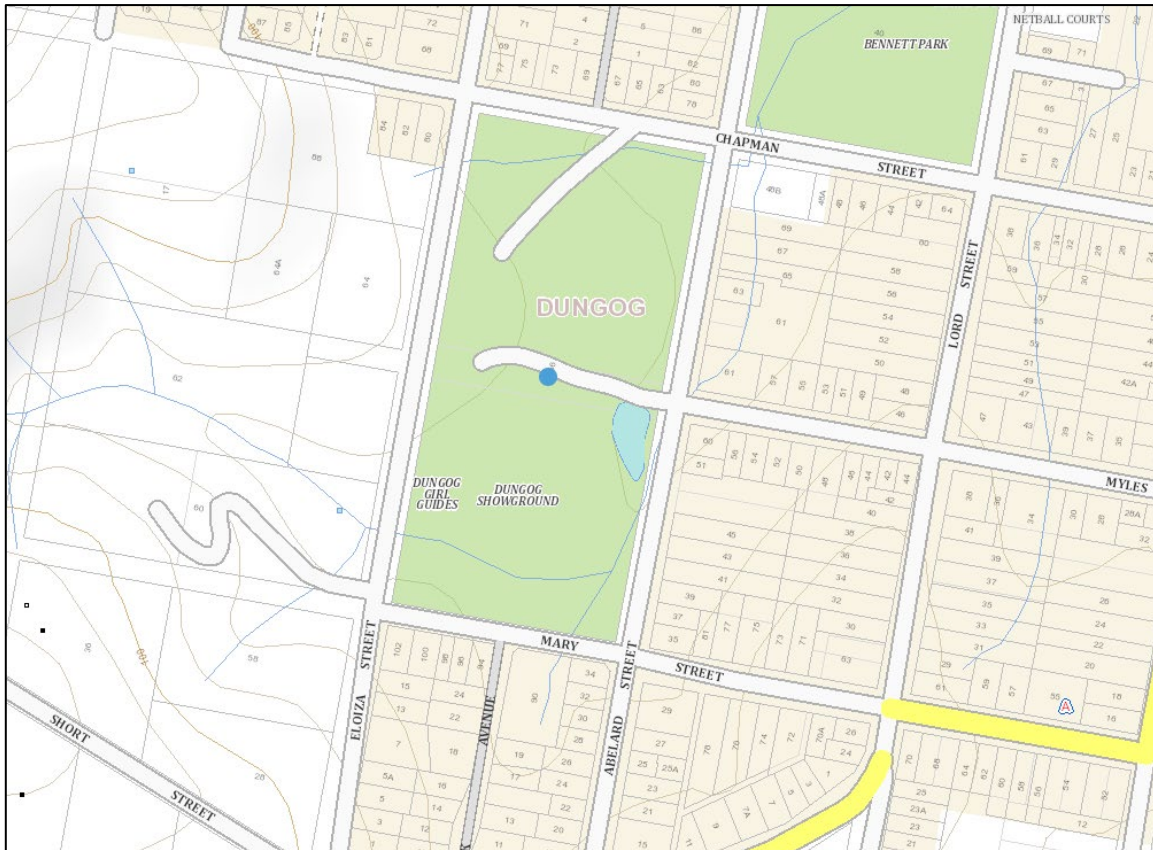


Figure 4 - OEH Biodiversity Values Mapping Tool, 2023

There is no vegetation sought to be removed and no mapped 'Biodiversity Values' within the proposed development footprint. As demonstrated above, the proposed development does not exceed the biodiversity offsets scheme clearing threshold in regard to Section 7.2(b) of the BC Act. Therefore, no further assessment with regard to the Biodiversity Conservation Act is required.

3.1.3 Hunter Water Act 1991 (HW Act)

The subject site is located within a mapped Drinking Water Catchment.

Stamped plans for the proposed development in accordance with Section 49 of the HW Act are provided as **APPENDIX 5** to this application.

3.1.4 Water Management Act 2000

The subject site is located within a Drinking Water Catchment. However, the proposed development does not contain watercourses and waterbodies within 40m of the development site. As the application is for an alteration to an existing building it is understood that an exemption to the requirement for a Controlled Activity Approval applies under the Water Management (General) Regulation 2018. Therefore, referral to NRAR is not required pursuant to the *Water Management Act 2000*.

Table 2 - Integrated development

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	<p>No - A search of the Aboriginal Heritage Information Services (AHIMS) database (20 April 2023) did not identify the subject site as containing any Aboriginal sites or places as shown in APPENDIX 6.</p> <p>Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.</p>
Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	N/A – The subject site is not identified as bushfire prone land.
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	N/A

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 discussed in further detail below.

- *State Environmental Planning Policy – Biodiversity and Conservation 2021*
- *State Environmental Planning Policy - Resilience and Hazards 2021*
- *State Environmental Planning Policy – Transport and Infrastructure 2021*

3.2.1 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. Section 4.4 and Schedule 2 of the SEPP identify the Dungog Local Government Area as land to which the policy applies and subject to the North Coast Koala Management Area.

The key threats within the North Coast Koala Management Area have been identified as:

- Habitat clearing and fragmentation;
- Vehicle strike and dog attack;
- Bushfire;
- Invasive plant species;
- Disease;
- Reduction in feed trees; and
- Sea level rise.

The proposed development does not include the removal of vegetation or specifically any identified koala feed trees. Therefore, there is no impact identified on the koala habitat and the free-living population. Further assessment of this Chapter is not warranted.

3.2.2 Resilience and Hazards 2021

CHAPTER 4 – REMEDIATION OF LAND

This Chapter applies to the whole state. Under Section 4.6, a consent authority must not grant consent to the carrying out of any development unless they have considered whether the land is contaminated.

The site does not contain any signs of previous contaminating uses. As such a contamination assessment has not been completed for the proposed development.

Given that the site has been used for community use and the existing building has been on site historically, it is unlikely the site is contaminated. To this extent, the subject site is land considered suitable for the proposed development and future community occupation.

3.2.3 Transport and Infrastructure 2021

The purpose of this Chapter is to facilitate the effective delivery of infrastructure across the state and identifying matters to be considered in the assessment of developments adjacent to particular types of development.

Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network

Section 2.48 – Determination of development applications – Other development

Penetration of the ground within 2m of underground electrical infrastructure triggers referral the electricity supply authority is triggered pursuant to Section 2.48(1)(a). Referral to the Electricity Supply Authority is not triggered for the proposed alterations and additions.

Division 12A, Subdivision 2 Development adjacent to pipeline corridors

Section 2.77 – Determination of development applications

The proposed development is not in the vicinity of a 'licenced' pipeline corridor as defined under Section 2.76 (2). Accordingly, the proposed development does not trigger referral to any pipeline operator pursuant to Section 2.76.

Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations

Abelard Street is identified as a local road dedicated to Dungog Council. As such, referral or Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.117, 2.118 and 2.119.

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.

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Dungog LEP 2014 apply to the proposed development:

Clause 2.3 – Zone Objectives and Land Use Table

The subject site is zoned RE1: Public Recreation and permits community facilities defined as follows;

community facility means a building or place—

(a) *owned or controlled by a public authority or non-profit community organisation, and*

(b) *used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

The Land Use Table of the LEP identifies the following objectives for the RE1 zone:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The development seeks to provide alterations and additions to the existing building consistent with the land use objectives.

The proposed development is consistent with LEP controls for land zoned RE1 such that the existing public recreational use (Radio Dungog Studio), compatibility of land use, and protection of natural environment on the site is maintained where possible.

The proposed extension will be serviced by the existing public services and resources already connected to the site.

To this extent the proposed development is considered compatible with the objectives of the RE1 land use zone.

Clause 4.1 – Minimum Subdivision Lot Size

The purpose of this clause is to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls. The site does not have a minimum lot size identified under the DLEP 2014. The proposed development is considered appropriate considering the site and no further subdivision is proposed.

Clause 5.10 – Heritage conservation

The site is identified as a heritage site in Schedule 5 under the DLEP 2014. The site identification is Showground Significance: Local (**Figure 4**). The Plan of Management for

Dungog Showgrounds outlines the sections of the site that hold heritage significance (**Figure 5**). The proposed development building sits outside the boundary of the Pavilion Heritage Precinct. Therefore, whilst the overall site is identified as a heritage place, there is no cultural or heritage significance of the building for proposed works.

A search of the Aboriginal Heritage Information Services (AHIMS) database (20 April 2023) did not identify the subject site as containing any Aboriginal sites or places as shown in **APPENDIX 6**. Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.



Figure 5 – Heritage Mapping (eSpatial Viewer, 2023)

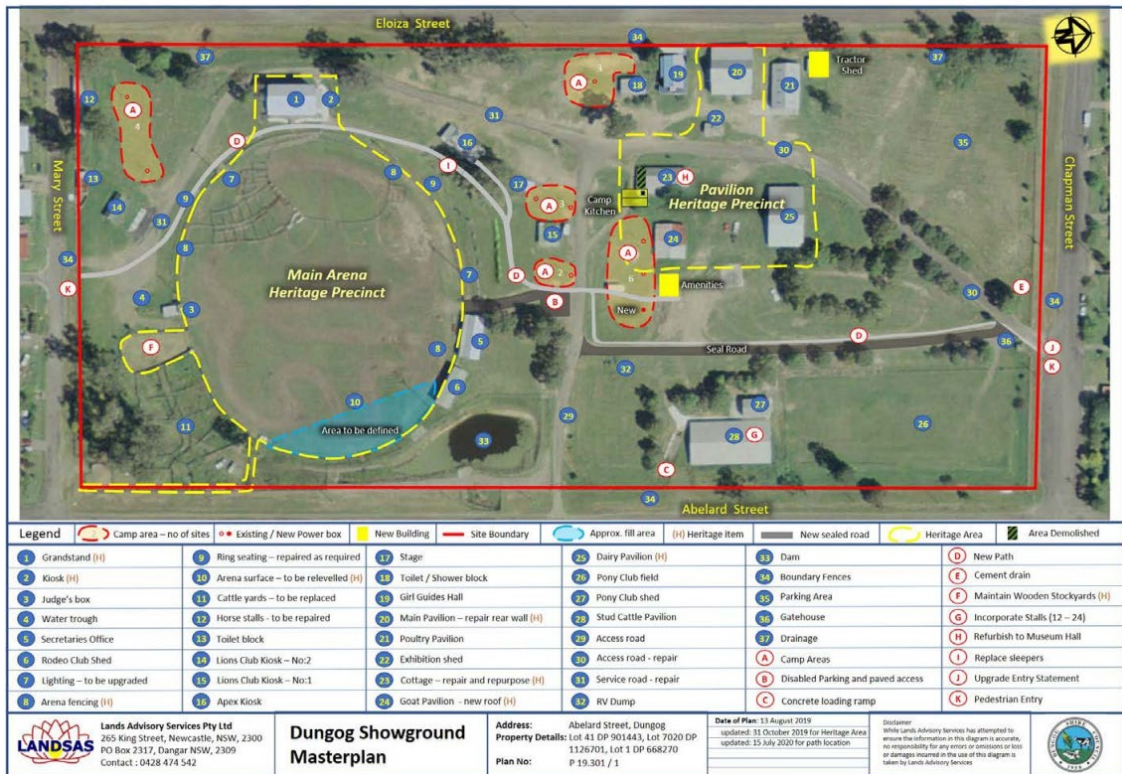


Figure 6 - Dungog Showground Masterplan

- **Clause 5.21 - Flood Planning**

The site is identified as containing flood prone land, as can be seen in **Figure 7** below. Whilst the overall showground includes flood prone land, the specific area of the proposed development is not flood affected.



Figure 7 - Site contains Flood Prone Land (eSpatial Viewer, 2023)

- **Clause 6.1 - Acid Sulfate Soils**

The objective of Clause 6.1 is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is not identified to contain Acid Sulfate Soils (ASS). Therefore, no further assessment for ASS is required.

- **Clause 6.2 – Earthworks**

The proposed development will incorporate minor earthworks for the purposes of the footings for the additional extension to the building.

Any material that is proposed to be imported or exported from the subject site will consist of Virgin Excavated Natural Materials (VENM), Excavated Natural Materials (ENM) or other certified material. Accordingly, the development complies with the requirements of this clause.

- **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.

As the proposed development is for the purpose of alterations and additions to an existing building there is no anticipated adverse impact on the drinking water catchment. The existing service connections to reticulated water and sewerage pipelines will be maintained. Erosion and sediment controls measures will be implemented to minimise any impact on the water catchment.

- **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. The proposed development will maintain the use of the existing services on the site including electricity, telecommunication services, reticulated water and sewer main. A Before You Dig search was conducted 11 May 2023 and is attached as **APPENDIX 7**.

The site will not require any new crossover or driveways as access will be maintained from Abelard Street.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Dungog DCP 2014 is provided in the Table of Compliance provided at **APPENDIX 2**. 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.

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 is consistent with the broader public recreation use of the site as a studio for Dungog Radio Station. The proposed development is characteristic of other buildings and developments on the site and will provide a revitalised community recreation space. 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 subject site gains direct access to Abelard Street. No new easement or right of way is required.

4.1.3 PUBLIC DOMAIN

The proposed development will have a positive impact on the public domain as it is promoting the revitalized use of the Girl Guides Hall at the Dungog Showgrounds.

4.1.4 SERVICES

All essential services including electricity, water and sewer, telephone, physical, legal and emergency service are available to the site.

The proposed development will not unreasonably increase demand of these services as the building is currently connected to all essential services.

4.1.5 NOISE AND VIBRATION

Construction noise associated with the alteration and additions on the site 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 removal of vegetation is required to facilitate the proposed development. It is not anticipated that the development will have a detrimental impact on the ecology on the site or the surrounding area.

4.2.2 LANDSCAPING

There is no landscaping proposed as part of this development.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (20 April 2023) did not identify the subject site as containing any Aboriginal sites or places as shown in **APPENDIX 6**. The site is identified as a place of heritage significance, however the

particular location of the proposed development on site is outside the boundaries of heritage items.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.

4.2.3 STORMWATER

The development will maintain the existing stormwater management systems with overflow directed to the ground, with no adverse impact on receiving areas of environmentally sensitive nature or adjoining properties.

4.3 SOCIAL AND ECONOMIC

Social

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day-to-day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development is not considered to produce any adverse social or economic impact on the locality. Rather the proposed development provides positive economic and social impacts by facilitating an additional recreational building in the Dungog area.

The proposed development:

- Will provide a location to host the Dungog Community Radio Inc with the provision of two recording studios,
- Revitalise a community use building and provide additional community space,
- Will not disadvantage or benefit any particular social group, rather will provide for the recreational development to achieve the objectives and requirements of the Dungog Local Environmental Plan 2014

There are no anticipated adverse economic impacts as a result of the proposed development as the extension will allow a not-for-profit radio station to continue servicing the Dungog community. The proposed development is not out of character with the existing context of the Dungog Showgrounds and will not involve an increased risk to public safety or threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

Economic

The increase in recreational space within the area will directly influence and support local business and employment opportunities within the area.

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 recreational use of the site will help to further enhance passive surveillance and may contribute to increased safety and security in the area.

5 SUITABILITY OF THE SITE

The proposed development is a suitable use of the site. The application 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. This development is permissible under the LEP and has addressed any relevant concerns through this SoEE.

The proposed alteration and addition will not have any adverse impacts on surrounding properties or amenity of the locality. The proposal is within the public's best interest.

To this extent, the site is suitable for development.

6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process it is envisaged Council may place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

7 PUBLIC INTEREST

The proposal represents an addition to a recreational building to accommodate community recreation in the locality and services the needs of the community and is not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality.

The proposed development reinforces the recreational nature of the land and supports the existing use as a studio for Radio Dungog whilst not adversely impact the ecology of the site or receiving environments. The proposed alterations and additions are 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 alteration and addition to the existing building is the most suitable option for the development of the site. Any relevant matters have been addressed through this SEE.

- The proposed development is permissible on the site with consent under the DLEP as the subject site is zoned RE1;
- No adverse impact on the existing character or amenity of the area will result;
- No significant adverse impact on the ecological values of the site is attributable to the proposed development;
- The proposed development is consistent with the prevailing land use of the area, without burdening the essential services supply;
- The alterations and additions to the existing building proposed by this application has been found to be consistent with the relevant LEP and DCP controls.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter.

If we can provide any further information or clarity, please do not hesitate to contact us.



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EP&A REGULATION 2021 COMPLIANCE TABLE

A Development Application (DA) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is required under Section 4.12 (1) to meet the provisions of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) (EP&A Regulation) as detailed under Part 3, Division 1. **TABLE 1** below provides consideration of compliance against the relevant Section.

Further to Part 3 of the EP&A Regulation, a DA must contain the following information (as per Department of Planning, Infrastructure and Environment (DPIE) requirements dated March 2022):

- a) the name and address of the applicant
- b) a description of the development to be carried out
- c) the address, and formal particulars of title, of the land on which the development is to be carried out
- d) an indication as to whether the land is, or is part of, critical habitat
- e) an indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is taken to be development that is not likely to have such an effect because it is biodiversity compliant development
- f) the estimated cost of the development
- g) evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by the Regulation
- h) a list of the documents accompanying the application
- i) a Statement of Environmental Effects, unless identified as designated development which requires an Environmental Impact Statement.
- j) a site plan of the land.
- k) drawings of the development.

The above listed information has been provided to the consent authority through the approved form on the NSW Planning Portal.

Table 1: Assessment against Part 3 Division 1 of the EP&A Regulation 2021

No	Requirement	Response
22 Application of Part		
This part applies to all development applications.		
23 Persons who may make development applications		
1	A development application may be made by—	The application is made with the Crown Land owners' consent, attached as an appendix to the SoEE.
1(a)	the owner of the land to which the development application relates, or	
1(b)	another person, with the consent of the owner of the land.	

2	The consent of the owner of the land is not required for a development application made by a public authority or for public notification development if the applicant complies with subsections (3) and (4).	Not applicable. The owner is not a public authority.
3	The applicant must give notice of the application—	Notification has been provided to the owner and is confirmed by the signature on the owner's consent form.
3(a)	(a) to the owner of the land before the application is made, or	
3(b)	(b) by publishing, no later than 14 days after the application is made, a notice in a newspaper circulating in the area in which the development will be carried out.	Not applicable. The owner has been notified.
4	If the applicant gives notice under subsection (3)(b), the applicant must also, no later than 14 days after the application is made—	Not applicable. The applicant is not a public authority.
4(a)	if the applicant is a public authority—publish the notice on the public authority's website, or	
4(b)	for public notification development—arrange for the consent authority to publish the notice on the NSW planning portal.	
5	A development application relating to land owned by a Local Aboriginal Land Council may be made only with the consent of the New South Wales Aboriginal Land Council.	Not applicable. The land is not owned by a LALC.
6	A lessee of Crown land may make a development application relating to Crown land only with the consent of the Crown.	Noted – this application is supported by Crown Land Owners Consent.
7	The consent of the Crown is not required under subsection (6) for a development application for—	Noted – The site is identified as Crown Land. The development application is not for State significant development.
7(a)	public notification development, or	
7(b)	other State significant development if the development application is made by a public authority.	
8	In this section— public authority includes an irrigation corporation, within the meaning of the <i>Water Management Act 2000</i> , that the Minister administering that Act has, by written order, declared to have the status of a public authority for the purposes of this section in relation to development of a kind specified in the order.	Noted.
24 Content development application		
1	A development application must—	The DA has been lodged via the NSW Planning Portal which is the approved form.
1(a)	be in the approved form, and	

1(b)	contain all the information and documents required by— (i) the approved form, and (ii) the Act or this Regulation, and	The DA contains the required mandatory documents required under Section 23 – 36 of the EP&A Regulation and in accordance with Table 1 of the document titled 'Application Requirements' prepared by the NSW Government dated March 2022 (Approved by the Planning Secretary's delegate on 28 February 2022). A summary of supplied mandatory documents is provided in TABLE 2 below.
1(c)	be submitted on the NSW planning portal.	The DA has been submitted through the NSW Planning Portal.
2	The fees payable for a development application are specified in Schedule 4 and determined in accordance with Part 13, including additional fees for integrated development, development requiring concurrence and designated development.	Fees will be paid upon issue from the Consent Authority.
3	A development application is lodged— (a) on the day on which the fees payable for the development application under this Regulation are paid, or (b) if the applicant is notified under Part 13 that no fee is required—on the day the applicant submitted the application on the NSW planning portal.	Noted
4	The applicant must be notified through the NSW planning portal that the development application has been lodged.	Noted
5	If the council is not the consent authority, the consent authority must give the council a copy of—	The Council is the consent authority.
5(a)	the development application, and	
5(b)	for designated development—the environmental impact statement.	
25 Information about concurrence or approvals		
25	A development application must contain the following information—	The proposed development does not require concurrence from any other consent authority.
25(a)	a list of the authorities — (i) from which concurrence must be obtained before the development may lawfully be carried out, and (ii) from which concurrence would have been required but for the Act, section 4.13(2A) or 4.41	
		The proposed development is not classified as State significant development.

25(b)	a list of the approvals of the kind referred to in the Act, section 4.46(1) that must be obtained before the development may lawfully be carried out.	The proposed development is not classified as Integrated Development under Section 4.46 of the EP&A Act. In relation to the Rural Fires Act 1997.
26 Information about community housing, boarding houses, co-living housing		
26(1)	A development application for development permitted under State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 2 must specify the name of the registered community housing provider who will be managing the boarding house.	Not applicable. The development is not for community housing or a boarding house.
26(2)	A development application for development for the purposes of boarding houses or co-living housing must be accompanied by a copy of the plan of management.	Not applicable. The development is not for co-living housing.
27 BASIX development		
27(1)	A development application for BASIX development must be accompanied by—	Not Applicable – the proposed alterations and additions are not supported by a BASIX certificate.
1(a)	a relevant BASIX certificate for the development issued no earlier than 3 months before the day on which the development application is lodged, and	
1(b)	the other matters required by the BASIX certificate.	
27(2)	If the development involves the alteration of a BASIX building that contains more than 1 dwelling, a separate BASIX certificate is required for each dwelling.	
28 Development applications relating to Biodiversity Conservation Act 2016		
28(1)	A development application for biodiversity compliant development must contain the reason the development is biodiversity compliant development.	The development does not include vegetation removal therefore no adverse impact has been identified on local biodiversity.
28(2)	A development application that is accompanied by a biodiversity development assessment report under the <i>Biodiversity Conservation Act 2016</i> must contain the biodiversity credits information.	Not applicable. The proposed development does not trigger a BDAR.
28(3)	A development application relating to land that is subject to a private land conservation agreement under the <i>Biodiversity Conservation Act 2016</i> must contain a description of the kind of agreement and the area to which it applies.	Not applicable. The development land is not subject to a private land conservation agreement.
28(4)	In this section— biodiversity compliant development means—	Not applicable. The development is not subject to biodiversity compliant development.

	<p>(a) development to be carried out on biodiversity certified land under the Biodiversity Conservation Act 2016, or</p> <p>(b) development to which the biodiversity certification conferred by the Threatened Species Conservation Act 1995, Schedule 7, Part 7 applies, or</p> <p>(c) development for which development consent is required under a biodiversity certified EPI, within the meaning of the Threatened Species Conservation Act 1995, Schedule 7, Part 8.</p>	
29 Residential apartment development		
29(1)	A development application that relates to residential apartment development must be accompanied by a statement by a qualified designer.	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
29(2)	<p>The statement must—</p> <p>(a) verify that the qualified designer designed, or directed the design of, the development, and</p> <p>(b) explain how the development addresses—</p> <p>(i) the design quality principles, and</p> <p>(ii) the objectives in Parts 3 and 4 of the Apartment Design Guide.</p>	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
29(3)	<p>If the development application is accompanied by a BASIX certificate for a building, the design quality principles do not need to be addressed to the extent to which they aim—</p> <p>(a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—</p> <p>(i) the building, or</p> <p>(ii) the land on which the building is located, or</p> <p>(b) to improve the thermal performance of the building.</p>	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
29(4)	The additional fee payable for a development application for residential apartment development that is referred to the relevant design review panel for advice is specified in Schedule 4.	<p>Not applicable.</p> <p>The development is not a residential apartment.</p>
30 Mining or petroleum development		
30(1)	This section applies to a development application that relates to mining or petroleum development on land—	<p>Not applicable.</p> <p>The proposed development is not for mining or petroleum development.</p>
1(a)	shown on the <i>Strategic Agricultural Land Map</i> , or	
1(b)	subject to a site verification certificate.	
2	The development application must be accompanied by—	Not applicable.

2(a)	for development on land shown on the <i>Strategic Agricultural Land Map</i> as critical industry cluster land—a current gateway certificate that applies to the development, or	The proposed development is not for mining or petroleum development.
2(b)	for development on other land— (i) a current gateway certificate that applies to the development, or (ii) a site verification certificate that certifies that the land on which the development will be carried out is not biophysical strategic agricultural land.	
31 Other documents required for certain development applications		
1	A development application that relates to development for which consent under the <i>Wilderness Act 1987</i> is required must be accompanied by a copy of the consent.	Not applicable. The development application does not require consent under the <i>Wilderness Act 1987</i> .
2	A development application that relates to development for which a site compatibility certificate is required by a SEPP must be accompanied by the site compatibility certificate.	Not applicable. The proposed development does not require a site compatibility assessment.
3	A development application made under the Act, section 4.12(3) must be accompanied by the matters that would be required under the <i>Local Government Act 1993</i> , section 81 if approval were sought under that Act.	Not applicable. The proposed development is not a listed activity under Section 68 of the <i>LG Act 1993</i> .
4	A development application that relates to development on land in an Activation Precinct under <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> , Chapter 3 must be accompanied by a current Activation Precinct certificate.	Not applicable. The development is not within an Activation Precinct.
5	Subsection (4) does not apply to a development application made by a public authority, other than the Development Corporation within the meaning of <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> , Chapter 3.	Not applicable. The development is not within an Activation Precinct.
32 Extract of development application for erection of building		
1	If a development application relates to the erection of a building, an extract of the application must be published on the NSW planning portal.	The development is for the alterations and additions of an existing building.
2(a)	The extract must— identify the applicant and the land to which the application relates, and	The applicant and land have been identified on the NSW Planning Portal Application and within the Statement of Environmental Effects.

2(b)	contain a plan of the building that indicates the proposed height and external configuration of the site, if relevant for the development.	Plans have been provided which include the proposed height and external configuration to allow the extract to be published on the NSW Planning Portal.
3	This section does not apply to the following—	The development is not exempt from extract.
3(a)	designated development	The development is not designated development.
3(b)	nominated integrated development	The development is not classified as integrated development that requires approval under the Heritage Act 1977, the Water Management Act 2000 or the Protection of the Environment Act 1997. The development is not nominated integrated development.
3(c)	threatened species development	The development does not impact upon threatened species which requires a species impact statement. The development is not threatened species development.
3(d)	Class 1 aquaculture development	The development is not for Class 1 aquaculture.
3(e)	State significant development	The development is not State significant development.
33 Concept development applications		
1	The information about the various stages of development, required by this Regulation to be included in a concept development application, may be deferred to a subsequent development application, with the approval of the consent authority.	Not applicable. The development is not a concept development as defined under the Act.
2	Section 29 applies in relation to a concept development application only if the application sets out detailed proposals for the development or part of the development.	Not applicable. The development is not a concept development as defined under the Act.
34 & 35 – Not applicable, as the development is not located in Sydney.		
36 Consent authority may request additional information from the applicant		
1	A consent authority that receives a development application may request additional information about the development from the applicant.	Noted

2	A consent authority may not request additional information in relation to building work or subdivision work if the information is required to accompany an application for a construction certificate or subdivision works certificate.	Noted
3	A consent authority's request must— (a) be made through the NSW planning portal, and (b) specify a reasonable period within which the additional information must be given to the consent authority, and (c) specify the number of days in the assessment period that have elapsed, and (d) inform the applicant that the assessment period ceases to run, in accordance with Part 4, Division 4, during the period between— (i) the request, and (ii) the day on which the applicant provides the additional information or notifies, or is taken to have notified, the consent authority that the information will not be provided.	Noted
4	The applicant may, using the NSW planning portal, notify the consent authority that the applicant will not provide the additional information.	Noted
5	The applicant is taken to have notified the consent authority that the applicant will not provide the additional information if the applicant has not provided the information by the end of— (a) the period specified under subsection (3)(b), or (b) a further period allowed by the consent authority.	Noted
6	In this section— additional information , in relation to a development application, means information the consent authority considers necessary to properly consider the development application.	Noted

Table 2: Mandatory documentation supplied to inform the development application

Applications that require or involve:	Requirement	Yes / No / Not Applicable
Arrangements before consent can be granted under an environmental planning instrument	Documentary evidence that such arrangements have been made	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: This table forms part of the documentary evidence supporting the DA to enable granting of consent under the EP&A Act 1979 and EP&A Regulation 2021.
Building work to alter, expand or rebuild an existing building	A scaled plan of the existing building	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Comment: The development is for the construction of a new dwelling. Architectural plans have been provided as APPENDIX 4.
Change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwellinghouse and other than a temporary structure)	A list of the Category 1 fire safety provisions that currently apply to the existing building	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The application is for the alteration and addition of a community use building.
	A list of the Category 1 fire safety provisions that are to apply to the building following its change of use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: As above.
Concurrence	A list of any authorities from which concurrence must be obtained before the development may lawfully be carried out or from which concurrence would have been required but for section 4.13(2A) or 4.41 of the Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Comment: A list of authorities which concurrence should be obtained are listed with the Statement of Environmental Effects.

	A statement by the applicant that the relevant matters in the Development referrals guide have been considered	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Comment: Referral list has been generated in accordance with the development referrals guide.
Development involving mining for coal (within the meaning of section 380AA of the Mining Act 1992)	Documentary evidence that the applicant holds an authority under the Mining Act 1992 in respect of coal and the land concerned, or has the written consent of the holder of such an authority to make the development application	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The development does not involve mining for coal.
Development referred to in State Environmental Planning Policy (Housing) 2021, clause 45(1)	Evidence or information demonstrating whether the development is likely to result in the loss of low-rental dwellings on the land to which the application relates during the relevant period, within the meaning of State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 3	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The development does not impact the availability of affordable housing.
Development permitted under State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 2	The name of the registered community housing provider who will be managing the boarding house	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The development is not for a boarding house.
Development for a boarding house or co-living house	A plan of management	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The development is not for co-living housing.
Entertainment venues, function centres, pubs, registered clubs or restaurants	A statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment:

		The development is not for an entertainment venue.
Erection of a building	An A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The development is for the alteration and addition of an existing building. Plans are at APPENDIX 4.
Integrated development	A list of any approvals of the kind referred to in section 4.46(1) of the Act that must be obtained before the development may lawfully be carried out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Comment: The development involves integrated development under the Rural Fires Act 1997.
	A statement by the applicant that the relevant matters in the Development referrals guide have been considered	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Comment: The development involves integrated development under the Rural Fires Act 1997.
Land that is, or is part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities, or their habitats	A species impact statement	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The development is not on land that is part of critical habitat nor is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats.
Land that is in a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987	A copy of the consent of the Minister for Energy and Environment to the carrying out of the development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: The land is not identified as being a wilderness area.
Manor houses or multi-dwelling houses (terraces) to which	A statement, in the form approved by the Planning	<input type="checkbox"/> Yes

<p>State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies</p>	<p>Secretary, by a qualified designer or a person accredited as a building designer by the Building Designers Association of Australia that—</p> <ul style="list-style-type: none"> i. verifies that the designer or person designed, or directed the design of, the development ii. addresses how the design is consistent with the relevant design criteria set out in the Low Rise Housing Diversity Design Guide 	<p><input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p> <p>Comment: The development is not for a manor house or multi-dwelling housing to which the SEPP applies.</p>
<p>Subdivision</p>	<p>Preliminary engineering drawings of the work to be carried out</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p> <p>Comment: The development does not include subdivision.</p>
<p>Temporary structure</p>	<p>Documentation that specifies the live and dead loads the temporary structure is designed to meet</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p> <p>Comment: The development is not a temporary structure.</p>
	<p>A list of any proposed fire safety measures to be provided in connection with the use of the temporary structure</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p> <p>Comment: As above.</p>
	<p>In the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are to be complied with (if a performance</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p> <p>Comment: As above.</p>

	solution, to meet the performance requirements, is to be used)	
	Documentation describing any accredited building product or system sought to be relied on for the purposes of section 4.15(4) of the Act	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: As above.
	Copies of any compliance certificates to be relied on	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable Comment: As above.

DCP COMPLIANCE TABLE

PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING BUILDING

**36-56 ABELARD STREET DUNGOG
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Section	Requirement	Proposed	Complies
Part A – Administration			
	This Part relates to development application requirements.	The proposed development application will be submitted to Council consistent with those requirements.	Yes
Part B – Exempt and Complying Development			
	This Part relates to exempt and complying development.	The proposed development does not meet the development standards for complying development.	N/A
C3 – Building Line Setbacks			
2.3.6 Building Line Setback to Front Property Boundary - Land Zoned RU3 Forestry, SP2 Infrastructure, RE1 Public Recreation, RE2, Private Recreation and W1 Natural Waterways	On land zoned RU3, SP2, RE1, RE2 and W1, the minimum setback from the front property boundary shall be as determined by Council (site specific).	The subject site of the development is the Dungog Showgrounds and is zoned RE1. As such required setbacks will be determined by Council. The proposed development is for alteration and addition to an existing building on site and will not increase the setbacks to front boundaries (APPENDIX 4).	Yes
2.4 Side and Rear Boundaries (including secondary road frontage) - Land Zoned	On land zoned RU3, SP2, RE1, RE2 and W1, the minimum setback from side and rear boundaries shall be as determined by Council (site specific).	The subject site of the development is the Dungog Showgrounds and is zoned RE1. As such required setbacks will be determined by Council.	Yes

Section	Requirement	Proposed	Complies
RU3 Forestry, SP2 Infrastructure, RE1 Public Recreation, RE2, Private Recreation and W1 Natural Waterways		The proposed development is for alteration and addition to an existing building on site and will not increase the setbacks to side boundaries (APPENDIX 4).	
C.5 Bushfire			
C.5 Bushfire	Section 4.14 of the EP&A Act prevents Council from granting approval for any development in a bushfire prone area unless the proposal complies with Planning for Bushfire Protection 2006 or the Commissioner of the NSW Rural Fire Service (RFS) has been consulted on any non-compliance	The site is not identified to be bushfire prone land. The use of the building is not identified as being special fire protection purpose development.	N/A
C.8 Managing Our Floodplains			
8.6.2 Performance Criteria	<p>a) The proposed development should not result in any increased risk to human life.</p> <p>b) The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and general community.</p> <p>c) The proposal should only be permitted where effective warning time and reliable access is available for the evacuation of an area potentially affected by floods, where likely to be required.</p> <p>d) Development should not detrimentally increase the potential flood affectation</p>	<p>a) The proposed alterations and additions are minor and are not anticipated to cause any increased risk to human life.</p> <p>b) The costs associated with proposed alterations and additions are minor in nature and are anticipated to be an appropriate considering the status of the site as community recreation land.</p> <p>c) The proposed alterations and additions are not anticipated to contribute to a decrease in the efficiency of warning or evacuation of a flood event.</p>	Yes

Section	Requirement	Proposed	Complies
	on other development or properties.	d) The proposed alterations and additions are not anticipated to detrimentally affect the potential flood affectation.	
C.15 Contaminated Land			
15.2 Contaminated Land Application	To ensure protection of community health standards, the protection of the environment and to minimize costs to the community by way of ensuring contaminated land is identified at the earliest possible stage in the development process.	The site does not contain any signs of previous contaminating uses. As the site has existing community use development it is unlikely to be considered contaminated. The site is considered appropriate for the proposed extension of the building.	Yes
C.16 Biodiversity			
4.2 Settlement Structure	<ul style="list-style-type: none"> 4.2.1 Preferred Land Uses - To ensure appropriate uses of land with biodiversity values, and protection of natural habitats from inappropriate development. 4.2.2 Subdivision Layout - To ensure that subdivision design takes into account biodiversity considerations and facilitates minimum impact development. 4.2.3 Roads and Access - To ensure that impacts of biodiversity as a result of the location and construction of new roads and access is minimised. 	<ul style="list-style-type: none"> The use of the site is not proposed to change from the existing community use. The proposed development will support the ongoing use of the building for the purpose of hosting the community radio station. No subdivision is proposed as part of this application. No new roads or access are proposed as part of this application. The existing access to the site will remain. 	Yes
4.3 Guidelines for Biodiversity	<ul style="list-style-type: none"> 4.3.1 Bushland - To maintain (and where possible increase) the current area of bushland, and to retain the natural species diversity of bushland as far as possible 	<ul style="list-style-type: none"> There is no vegetation removal proposed as part of this application. No adverse impact to bushland is anticipated to occur. The site has some minor watercourse sections, however the proposed extension is not located 	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> • 4.3.2 Streams - To facilitate water quality and flow conditions in streams and their catchments to allow stream biodiversity to be retained. • 4.3.4 Native Fauna - To protect and maintain native fauna populations and their habitats. • 4.3.5 Non-Native Fauna - To facilitate the control of pest animals. • 4.3.6 Weeds - To facilitate the implementation of weed control and management measures that act upon the processes causing weed invasion of natural areas. • 4.3.7 Threatened Species - To facilitate the assessment of development proposals likely to have a significant effect on threatened species or their habitat. • 4.3.8 Habitat Corridors - To promote the establishment and retention of habitat corridors that will contribute to the long-term survival of native fauna and flora species in the area. • 4.3.9 Koala Habitat - To promote the retention of Koala habitat within the Council area. 	<p>within proximity to the watercourses and as such is not anticipated to impact the biodiversity of the area.</p> <ul style="list-style-type: none"> • The proposed development is not anticipated to cause negative impact on flora and fauna of the site. • The existing community recreation use of the site results in the maintenance of any weed invasion issues. • No threatened species are identified on the site, additionally the proposed works are not anticipated to cause any effect to flora and fauna on the site. • The proposed alterations and additions are to an existing community use building, as such no habitat corridors are anticipated to be affected. • No tree removal is proposed as a result of the alterations and additions, therefore no effect to Koala habitat is anticipated as a result of the proposed development. 	
4.4 Guidelines for Land and Water	<ul style="list-style-type: none"> • 4.4.1 Streams and Stormwater - To promote the retention of native vegetation and natural hydrological processes along watercourses. 	<ul style="list-style-type: none"> • The proposed alterations and additions are not anticipated to impact on the natural hydrological processes of the minor watercourses on site. • Any erosion, sediment or dust as a result of the proposed development will be managed at 	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> • 4.4.2 Erosion, Sediment and Dust Control - To control erosion, sediment and dust to maintain amenity and protect water quality. • 4.4.3 Excavation and Filling - Land excavation and filling is to be minimised to reduce disturbance and consequent environmental impacts. • 4.4.4 Land Rehabilitation - To promote the rehabilitation of disturbed land using appropriate techniques. • 4.4.5 Bushfires - To minimise hazards from bush fire, and to have regard to the consequences of bush fires for bushland management and biodiversity conservation. 	<p>construction stage with appropriate control techniques.</p> <ul style="list-style-type: none"> • There is no proposed excavation involved in the alterations and additions. • The existing use of the site is for community use, the proposed alterations and additions are not anticipated to cause contamination or disruption to the site. • The site is not identified as bushfire prone land. 	
4.5 Guidelines for Environmental Design	<ul style="list-style-type: none"> • 4.5.1 Paving - To limit the extent of paving on development sites so as to minimise impacts on streams and bushland. • 4.5.2 Construction Works - To control construction works in a manner that minimises environmental impacts. • 4.5.3 Tree Preservation - To ensure that tree preservation controls take into account impacts on native fauna and flora. • 4.5.4 Landscape Design - To promote landscape design that responds to fauna and flora issues and the significance of native vegetation. • 4.5.5 Waste Disposal - To ensure that waste disposal does not adversely affect biodiversity values or habitat corridors. • 4.5.6 Cultural and Historic Sites - To recognise that bushland and native fauna 	<ul style="list-style-type: none"> • There is no paving proposed as part of this application. • The site does not have areas of biodiverse value. Construction of the alterations and additions will be managed to reduce potential environmental impacts. • There is no vegetation removal proposed as part of this application. • There is no landscaping proposed as part of this application. • Existing waste disposal systems will continue to be utilised on site. • There are no identified cultural or historic sites on the subject site. An AHIMs search (20 April 2023) confirmed there are no identified Aboriginal heritage sites or items within a 50m buffer of the site. 	Yes

Section	Requirement	Proposed	Complies
	<p>and flora are an important component of the cultural heritage.</p> <ul style="list-style-type: none"> 4.5.7 – Roadside Vegetation Management - To recognise that bushland and native fauna and flora are an important component of the cultural heritage of the area and to recognise and protect important sites. 	<ul style="list-style-type: none"> The proposed development will not affect roadside vegetation. 	
C.17 Heritage			
3.3 Existing Buildings	<p>In general, the following outline gives important steps in conserving a building's significance in the process of rejuvenation.</p> <ol style="list-style-type: none"> a) Original built fabric should be preserved. b) Any original detailing which has been removed or dislodged should be reinstated. c) If original fabric is not able to be re-used and sufficient evidence exists to show an original configuration, this should be rebuilt in new material. <ol style="list-style-type: none"> Specific guidelines relating to individual buildings can be found in the Inventory Sheets in the Appendix of this report. Any modern additions or alterations identified as detracting from the significance or aesthetic character of the building should be removed and the building made good. Refer to further guidelines on alterations and additions. 	<p>The site is located within a heritage conservation area, specifically the Showground Significance: Local. However, the proposed development building sits outside the boundary of the Pavilion Heritage Precinct. Therefore, whilst the overall site is identified as a heritage place, there is no cultural or heritage significance of the building for proposed works.</p> <p>The proposed alterations and additions will be in keeping with the existing development on site and is not anticipated to present a significantly modern addition to the site. The form of the proposed development will align with the existing building and will only serve to make the building more useable for the purpose of the Dungog community radio.</p> <p>It is not anticipated that the alteration and addition of the building will detract from the character or</p>	Yes

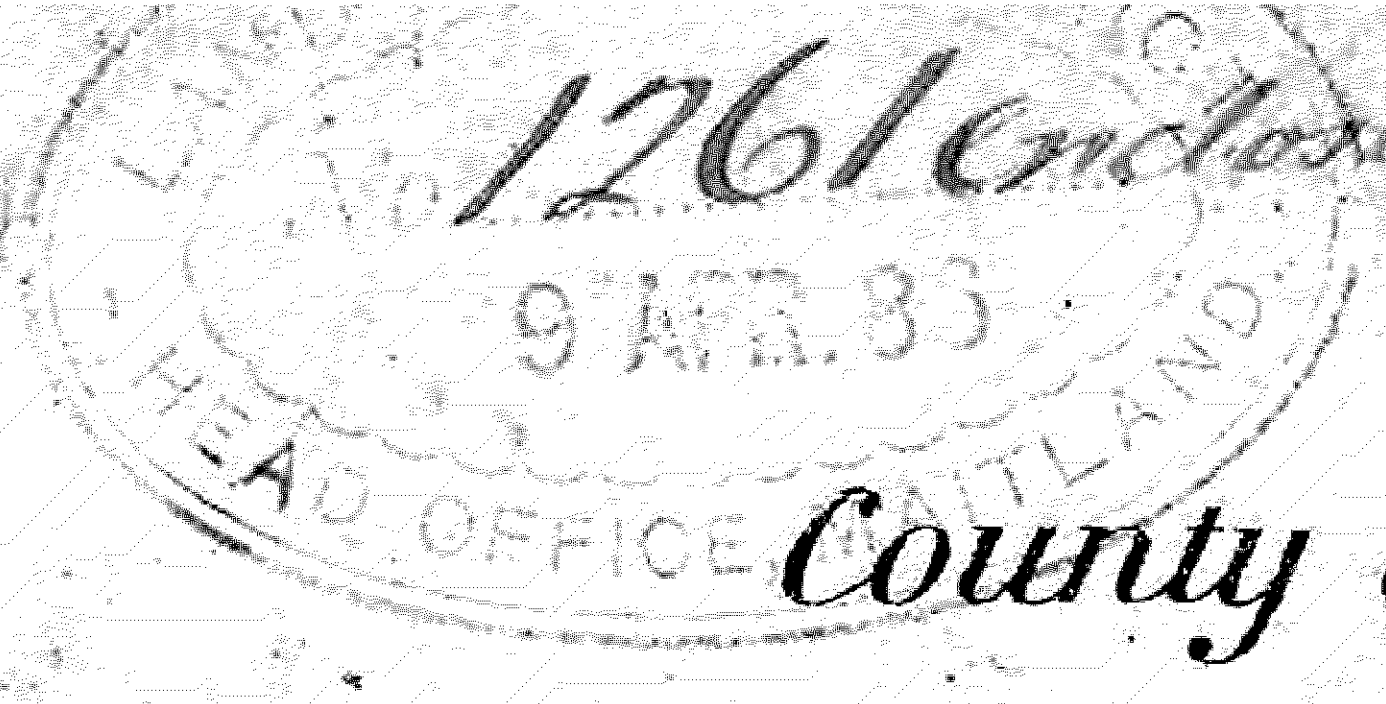
Section	Requirement	Proposed	Complies
	<p>4. Features of the building, such as verandahs, columns and balustrades, should, where possible, be returned to their original condition.</p> <p>5. Chimneys also contribute to the character of a building and should be preserved and maintained.</p> <p>6. Fences are also important to the overall character of the property and care should be taken in selecting replacements if the fence is missing. Appropriate designs from the streetscape or old photographs are the best source of suitable detailing. Where possible it is best to maintain existing fences.</p> <p>7. An organised and united approach to painting as found in a recommended colour palette gives freedom of choice within a range that offers harmony throughout the town. Appropriate colours for a design can often emphasise the essential qualities of the particular style or period.</p> <p>8. Maintenance is the essential ingredient for preserving the character of the town. Significance is retained and amenity improved by well-maintained buildings.</p>	<p>aesthetic of the building nor the surrounding development on site.</p>	
C18 Water Efficiency			

Section	Requirement	Proposed	Complies
18.4.1 Water Usage	<ul style="list-style-type: none"> • Dual flush toilets must be installed. • New or replacement bathroom or kitchen taps, showerheads, toilet cisterns are minimum AAA rated. • AAA rated fixtures to achieve: <ul style="list-style-type: none"> ○ Shower Heads – 9 litres or less per minute; ○ Basins – 6 litres or less per minute; and ○ Kitchen Sinks – 9 litres or less per minute. 	The proposed alterations and additions will no impact on the existing facilities within the building. The additions include the extension of two studio spaces and new stairs at the front of the building.	N/A
18.4.2 Rainwater Tanks	Commercial and industrial buildings shall install rainwater tanks that have a minimum capacity of 1,000 litres for every 10m ² in ground floor area. It is recommended that the rainwater tanks be internally plumbed.	The proposed development will maintain the rainwater management system as previously implemented.	N/A
18.4.3 Hardstand	All commercial and industrial properties shall conform to hardstand limits of a maximum of 65% of the lot area and 40% of the front setback area.	The site is not used for commercial or industrial purposes and there is no additional hardstand area proposed as a result of the alterations and additions proposed.	N/A
18.4.4 On-Site Detention	All developments are to conform to on-site detention (OSD) requirements where a minimum of 15% of the rainwater tanks are to be airspace capacity to allow for OSD. Commercial and industrial developments shall	The existing water tanks will provide for the ongoing stormwater management on the site. Any overflow will be dispersed across the site and is not anticipated to detrimentally affect any vegetation or environment across the site.	Yes

Section	Requirement	Proposed	Complies
	be designed in accordance with Council requirements, which will be established on a case by case basis, by an appropriately qualified person.		
C.20 Off Street Parking			
9 Existing Development	<p>a. Where an existing building is to be replaced by a new building, which has a floor area not exceeding the floor area of the existing building and no significant change of use is proposed, no additional parking is required to be provided. Any existing parking on the site, up to the number of spaces required under this plan for the existing development, or any requirement of the consent for the existing development, must be maintained on the site. Arrangements involving staff parking elsewhere in order to remove parking congestion in the locality will be considered.</p> <p>b. Where an existing building is to be replaced by a new building,</p> <ul style="list-style-type: none"> I. having a floor area of more than 10% greater than that of the existing building and / or II. which will have a significant change of use; car parking is to be provided as 	<p>The proposed development involves alterations and additions to an existing development. Whilst the existing structures are not to be replaced by a new building, there is a minor increase to the floor area of the building.</p> <p>As the site is utilised for community purposes, it is anticipated that adequate parking facilities have already been provided on site. The minor alteration and addition to the building is not anticipated to cause any additional demand for parking on site.</p> <p>The proposed development will not result in any additional traffic generation as the use of the site is not proposed to change from community use.</p>	Yes

Section	Requirement	Proposed	Complies
	<p>calculated under this policy for the new building area and use.</p> <p>c. Where an existing building is to be extended then car parking is to be provided as calculated under this policy for the extended building area and use.</p>		
11 Renovation of Existing Building	Nothing in this plan requires the provision of additional parking where an existing building is being renovated for its existing use, provided the floor area of the renovation is not increased by more than 10%.	No additional parking is anticipated to be required on site, as the community use of the building is not altering. Whilst the extension to the building will result in a 1.8m extension of the building. This development is not anticipated to provide an opportunity for further traffic generation or car parking provision.	Yes
C.23 On-Site Sewerage Management			
23.3.1 Unsewered Allotments to be Provided with an Onsite Sewage Management System	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.	The proposed building is connected to reticulated sewer, no extension of this service is required as a result of the proposed development.	N/A
C.24 Site Waste Minimisation and Management			

Section	Requirement	Proposed	Complies
24.14 Construction of Buildings or Structures	The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from construction activities.	This application is supported by a Site Waste Management Plan (APPENDIX 8)	Yes



PLAN OF SECTION 41 DP901443
 County of Durham Parish and Village of Dungog

Applied for under the 104th section of the Crown Lands Act of 1884 by
 The Williams River Agricultural and Horticultural Association

as a Showground
 Dedicated for the use of the Williams River Agricultural and Horticultural Association Revoked 1st April 1926
 LGA: DUNGOG LOCALITY: DUNGOG
 Part of Temporary Common Within Section 41 Cancelled 8th January 1927

LOT & DP NUMBER ADDED TO
 CROWN PLAN TO FACILITATE
 FOLIO CREATION

36 vide Misc 88.3389 appointing Messrs John Kenneth Mackay, Thomas Irwin, George Studdert Waller, John Wade, John Robson, Frederick Augustus Hook and John Walker, trustees of Show Ground at Dungog

Unnec. part, hatched, of Myles St. south of Section 41 closed 15th August 1924 Rds 24.345
 Sec 41 Dedicated for Public Recreation & Show Ground 1st April 1926



Pound Site
 2ac
 Permanent Common

Good charted 1876.
 April 1886

Plan not dealt with
 Approved by District Surveyor
 29 June 1886

28
 86.15
 29.6.86

Aimuth taken from a, b.

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
Stakes at Corners				

Reference to Traverse

Line	Bearing	Distance
------	---------	----------

Charted on Town Map SGO
 "G.M.L. 22nd Sep^r 86
 Seen
 "T.H Lewis" 27th Sep^r 86

I hereby certify that I in person made and on the 11th of February 1886 completed the survey represented on this plan, on which are written the bearings and lengths of the lines measured by me, and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors, and the practice of the Surveyor General's Department.

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Value of Improvements
 Situated in the

51.1056

A. J. White
 Licensed Surveyor

Scale 4 Chains to an Inch Transmitted to the District Surveyor with my letter of the 7th of April N^o 84/17

DI. 11. D51.1056



DUNGOG SHOWGROUND

CHAPMAN ST

201M (TBC)

ELOIZA ST

205M (TBC)

36-56
ABELARD ST
DUNGOG
NSW 2420
LOT 41
DP 901443

205M (TBC)

ABELARD ST

200M (TBC)



SITE LOCATION

1:1000



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2019 WINNER



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PROJECT: PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND

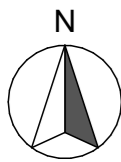
CLIENT: PERCEPTION PLANNING Pty Ltd

TITLE: SITE LOCATION

FILE: 2303378 DATE: 16/02/2023 SHEET: 1 OF 8

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ISSUE DETAILS



EXISTING SITE PLAN

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CLIENT: PERCEPTION PLANNING Pty Ltd

TITLE: EXISTING SITE PLAN

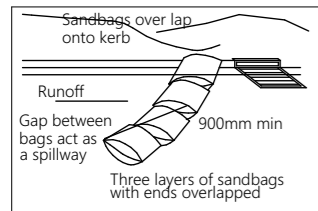
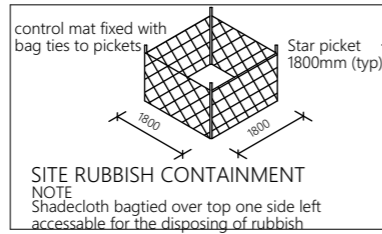
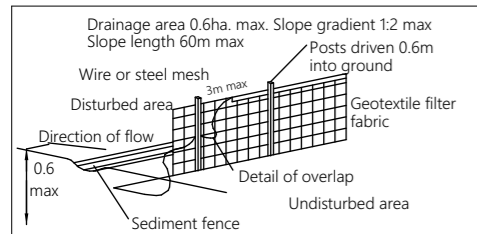
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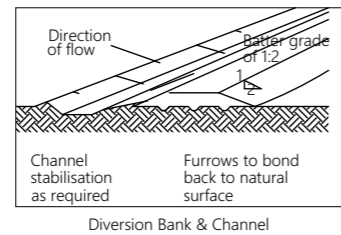


GENERAL NOTES

- 1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL, THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.
- 2 ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- 3 REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4 DO NOT SCALE OFF THESE DRAWINGS.
- 5 THESE PLANS ARE TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 6 SCALES APPLY TO SHEET SIZE SHOWN IN THE TITLE.
- 7 THE BUILDER IS TO CHECK ALL FLOOR, CEILING AND ROOF LEVELS TO ENSURE THAT THE FINISHED ROOF HEIGHT DOES NOT EXCEED THE DA APPROVED RL & HEIGHT LIMIT.
- 8 A REGISTERED SURVEYOR IS TO SET OUT THE BUILDINGS, & CONFIRM ALL LEVELS.



- NOTE**
- 1 No vehicle crossing or stockpiling of material on vegetation buffer.
 - 2 All sedimentation control structures to be inspected & maintained by site manager daily.
 - 3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.
 - 4 All existing vegetation will be retained outside the construction site.
 - 5 Clean sediments from footpaths, driveways & roads daily.
 - 6 Roof drainage via sealed pipeline to street gutter on roof completion.



PROPOSED SITE PLAN

1:200



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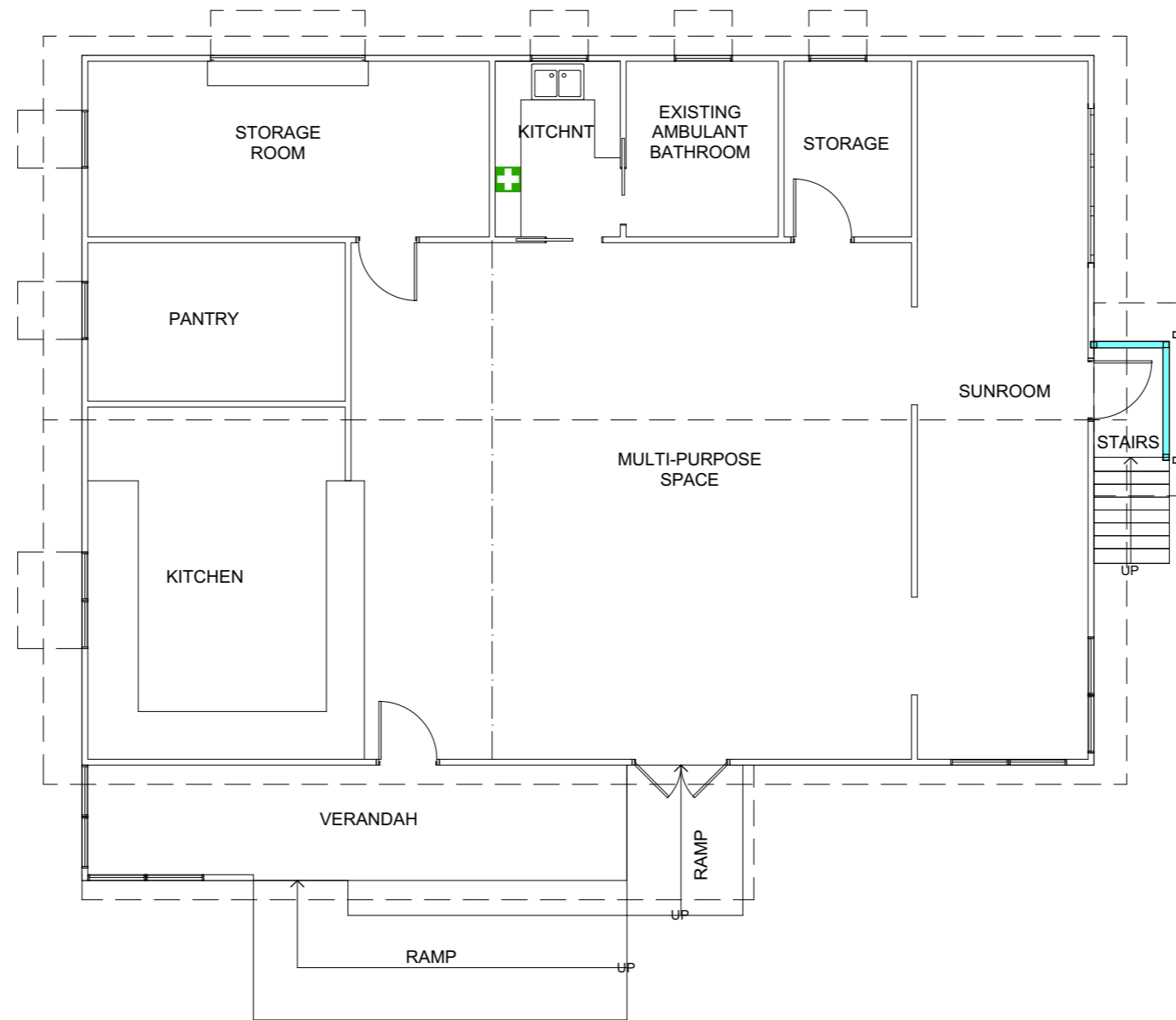
PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND**

CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **SITE PLAN PROPOSED**

FILE **2303378** DATE: **16/02/2023** SHEET: **3** OF **8**

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EXISTING GROUND FLOOR PLAN

1:100



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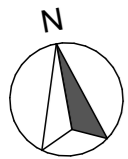
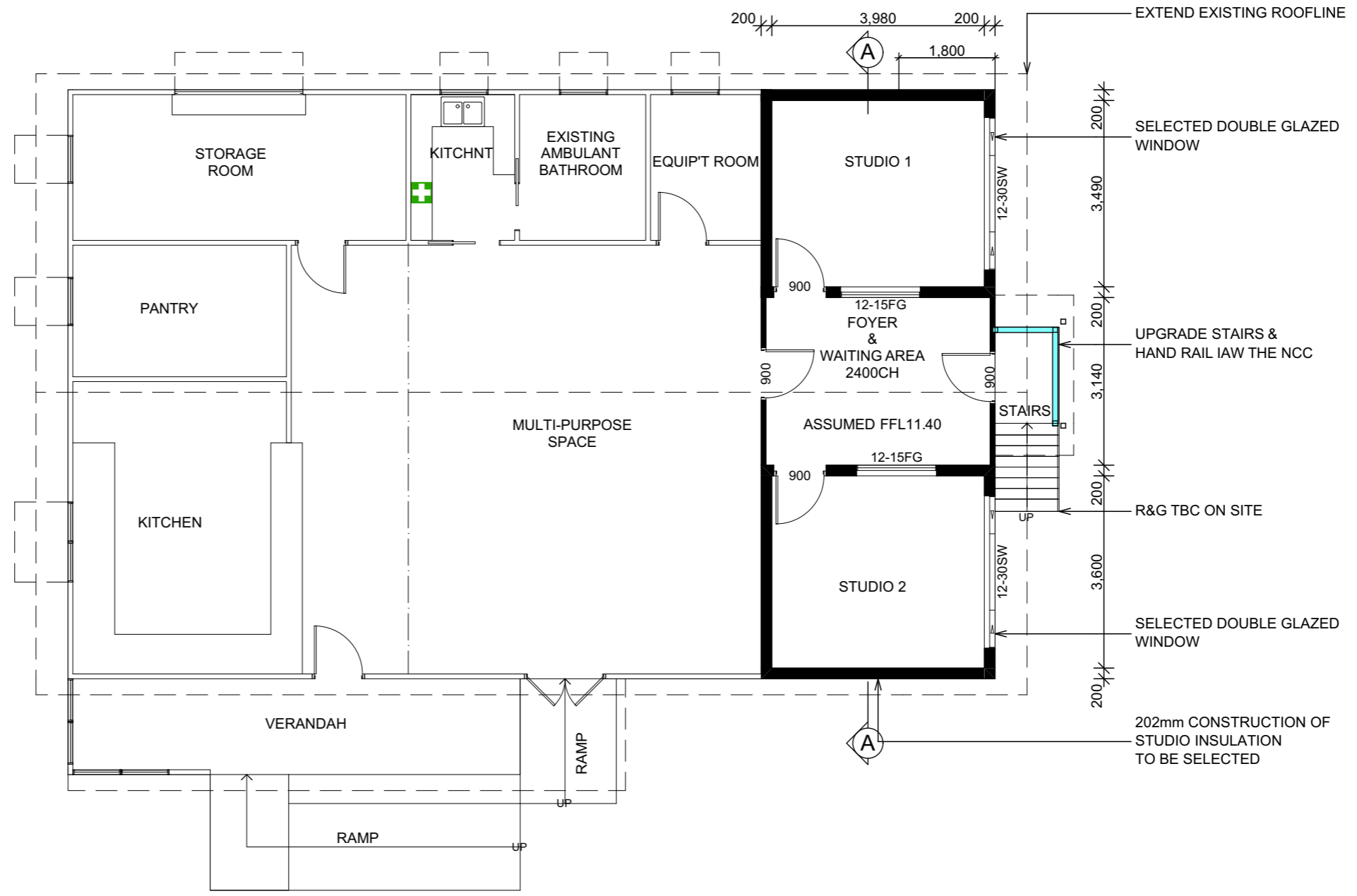
CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **EXISTING GROUND FLOOR PLAN**

FILE **2303378** DATE: **16/02/2023** SHEET: **4** OF **8**

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A3



PROPOSED GROUND FLOOR PLAN

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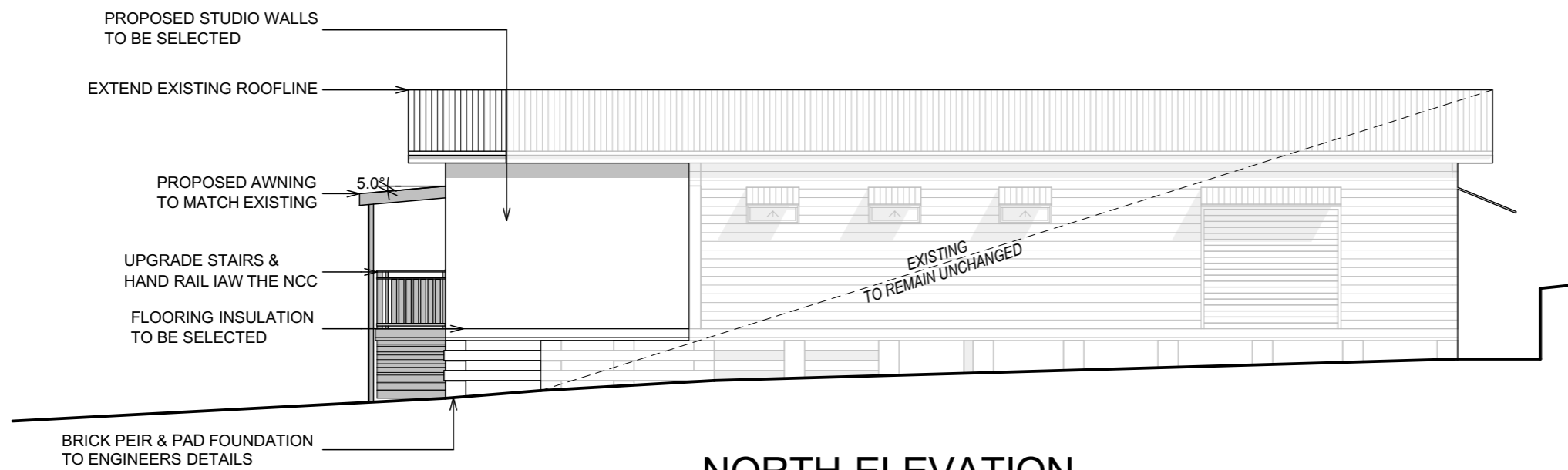
CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **PROPOSED GROUND FLOOR PLAN**

FILE **2303378** DATE: **16/02/2023** SHEET: **5** OF **8**

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NORTH ELEVATION

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SOUTH ELEVATION

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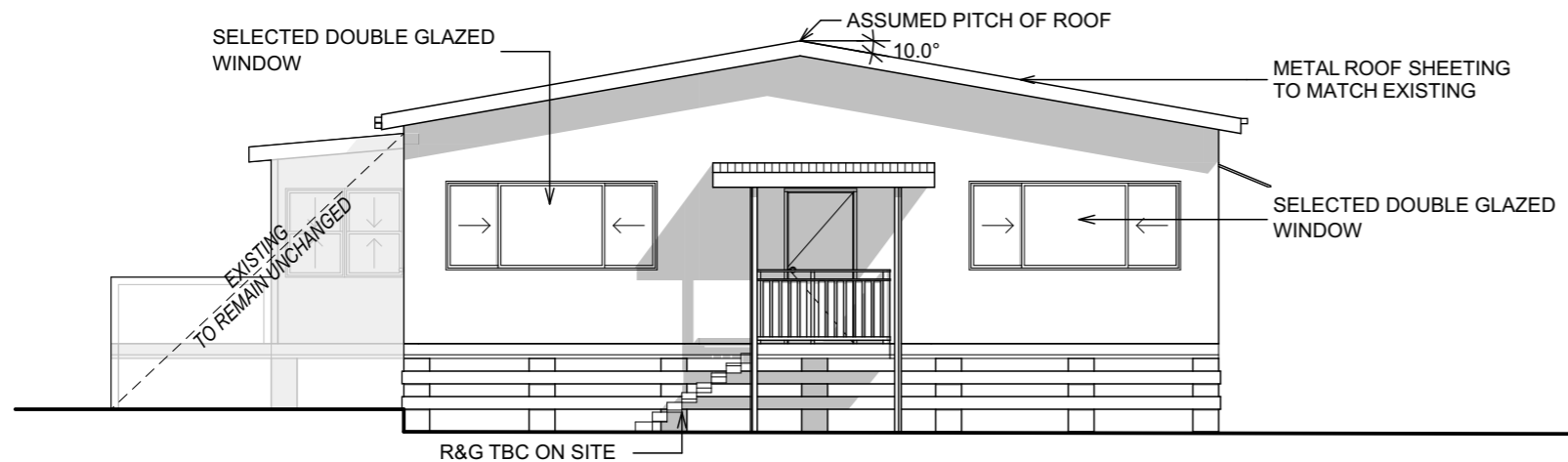
CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **NORTH & SOUTH ELEVATIONS**

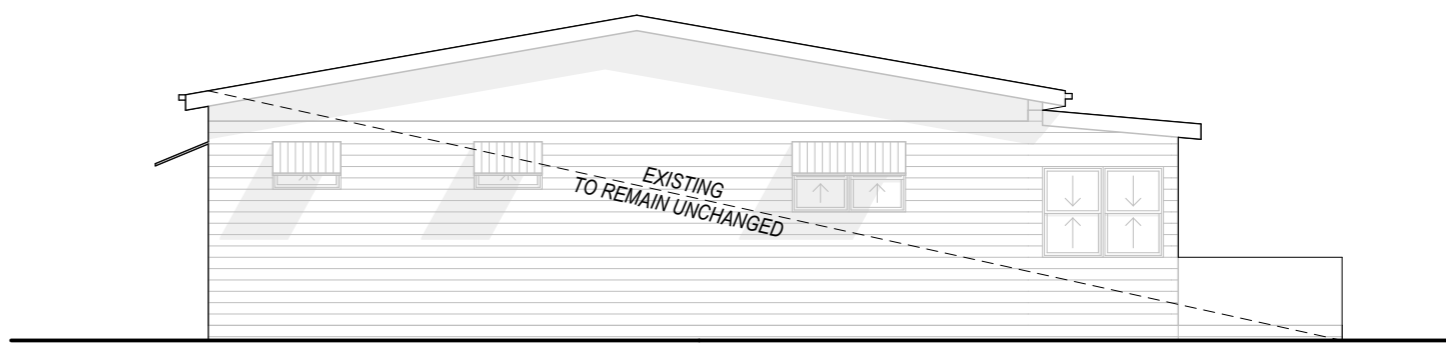
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EAST ELEVATION
1:100



WEST ELEVATION
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ISSUE	DETAILS
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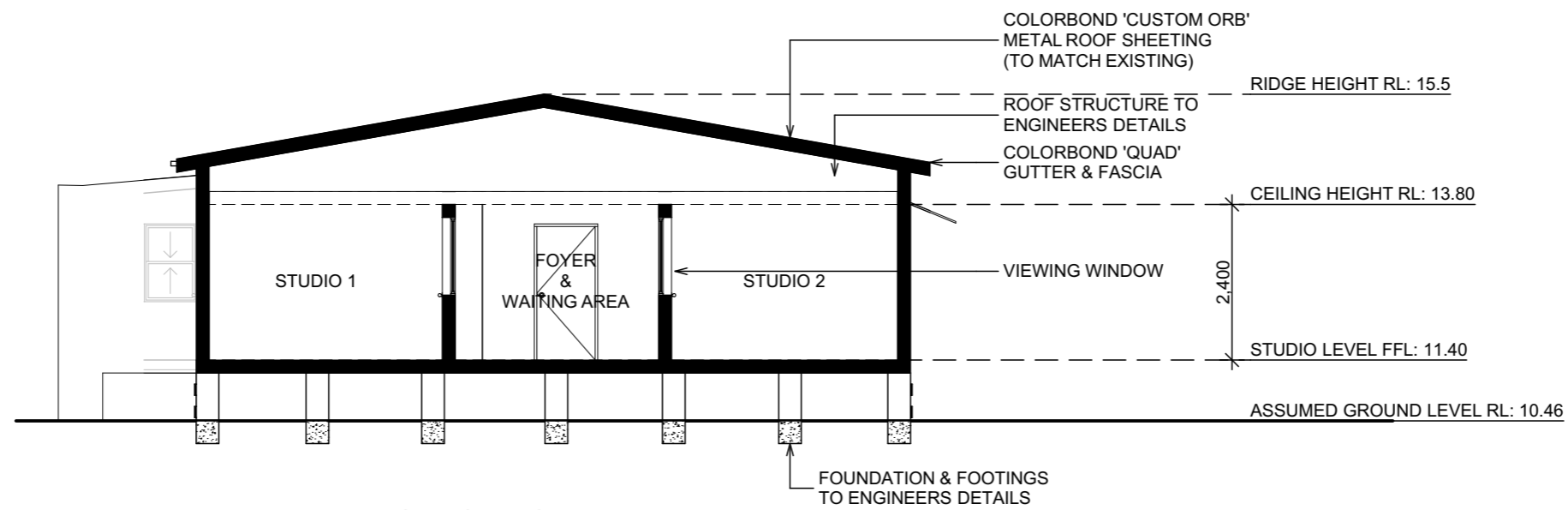
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PROJECT: PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND		
CLIENT: PERCEPTION PLANNING Pty Ltd		
TITLE: EAST & WEST ELEVATIONS		
FILE 2303378	DATE: 16/02/2023	SHEET: 7 OF 8
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SECTION A-A

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PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND**

CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **SECTION AA**

FILE **2303378** DATE: **16/02/2023** SHEET: **8** OF **8**

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Gracie Jackel
260 Maitland Rd
Mayfiel New South Wales 2304
Attention: Gracie Jackel

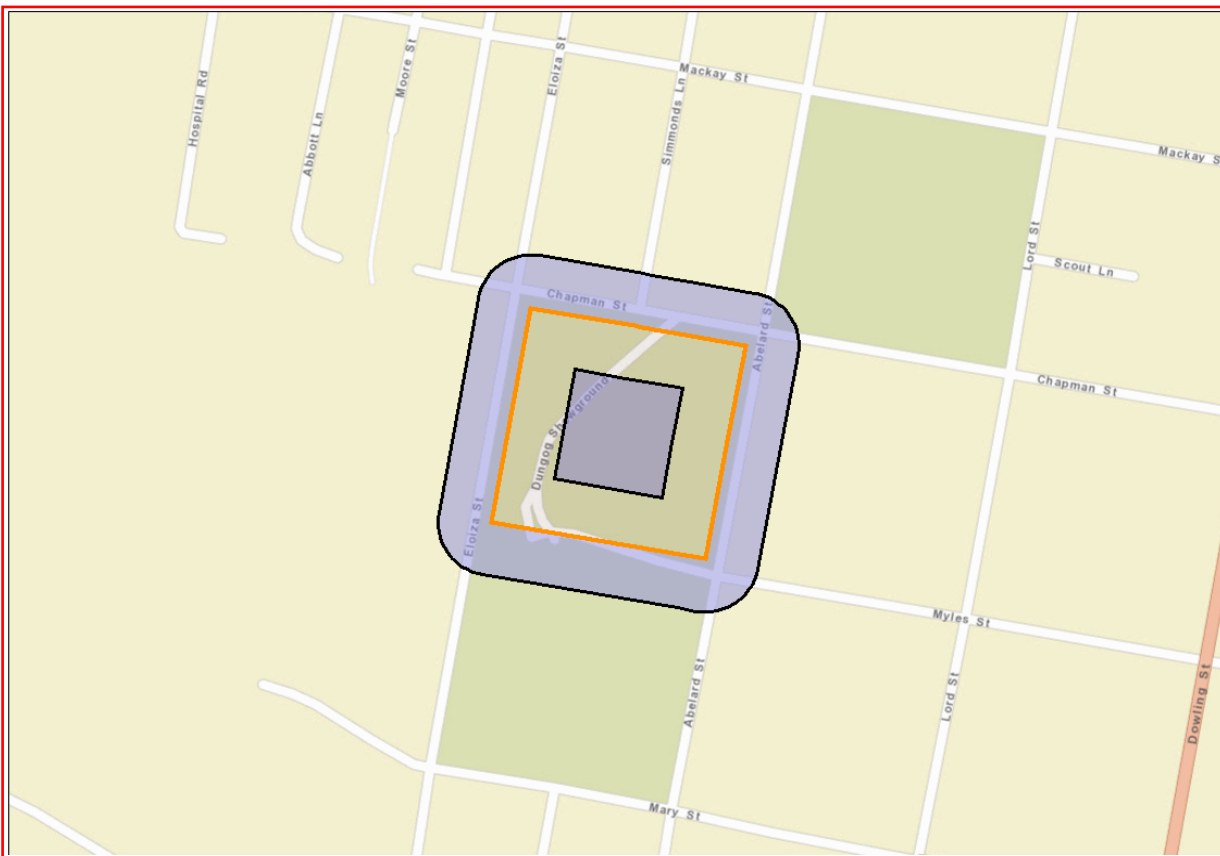
Date: 20 April 2023

Email: gracie@perceptionplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 41, DP:DP901443, Section : - with a Buffer of 50 meters, conducted by Gracie Jackel on 20 April 2023.

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.



Caller Details

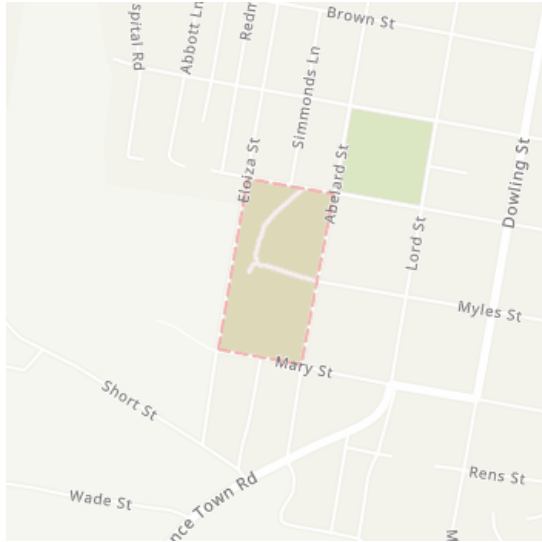
Contact: Gracie Jackel
Company: Not supplied
Address: PO Box 107
 Clarence Town NSW 2321

Caller Id: 3360597
Phone: 0437 195 264

Email: gracie@perceptionplanning.com.au

Dig Site and Enquiry Details

WARNING:The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: J003697
Working on Behalf of: Private
Enquiry Date: 11/05/2023
Start Date: 14/05/2023
End Date: 14/05/2023

Address:
36 Abelard Street
Dungog NSW 2420

Job Purpose:
Design

Location of Workplace:
Both

Onsite Activities:
Planning & Design

Location in Road:
Road, Nature Strip, Footpath

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not supplied

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.byda.com.au
- For more information on safe excavation practices, visit www.byda.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
224497819	Essential Energy	13 23 91	NOTIFIED
224497820	Hunter Water Corporation	1300 657 657	NOTIFIED
224497818	NBN Co NswAct	1800 687 626	NOTIFIED
224497821	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Before You Dig Australia (BYDA) Location Information

Hunter Water Corporation
36 Honeysuckle Drive
NEWCASTLE NSW 2300

To:

Gracie Jackel
PO Box 107
Clarence Town NSW 2321

Enquiry Details	
Utility ID	80220
Job Number	34183791
Sequence Number	224497820
Enquiry Date	11/05/2023 13:05
Response	AFFECTED
Address	36 Abelard Street Dungog
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design

Enquirer Details	
Customer ID	3360597
Contact	Gracie Jackel
Company	
Email	gracie@perceptionplanning.com.au
Phone	+61437195264

Enquirer Responsibilities

HWC's provision, and your access to and use, of the data, maps and other information contained in HWC's response to your Before You Dig Australia (BYDA) enquiry (Information) are subject to the following terms and conditions and any additional disclaimers contained in HWC's response.

1. Nature of HWC's assets

You acknowledge and accept that:

- (a) water in HWC mains is under pressure and may cause injury or damage if a main is damaged;
- (b) HWC sewer mains can be under pressure and may cause injury or damage if a main is damaged;
- (c) HWC recycled water mains can be under pressure and may cause injury or damage if a main is damaged;
- (d) HWC services are laid at varying depths;
- (e) the Information does not include data related to property services;
- (f) HWC will seek recovery of repair costs if an HWC asset is damaged; and
- (g) all electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a work area is established.

2. Your use of Information

You acknowledge and accept that:

- (a) neither HWC nor BYDA make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information;
- (b) all Information is:
 - i. generated by an automated system based on the information you submit to the BYDA website and it is your responsibility to ensure that the dig site is properly defined in your enquiry;
 - ii. approximate, intended to be of general application and may not be suitable for your specific requirements;
 - iii. unsuitable for scaling purposes; and
 - iv. based on information available to HWC and may not show all existing structures. For example, the location of Private Sewer/Water Mains is the initial indicative location supplied to HWC. This may not be the current location of such mains and not all private mains have been supplied to HWC;
- (c) you must not solely rely on the Information when undertaking underground works;
- (d) all Information is provided for the sole purpose of assisting you to locate HWC assets before excavation (Permitted Purpose) and you must not copy, translate, modify, distribute or make derivative works of the Information except as directly required to achieve the Permitted Purpose;
- (e) all Information must be used and kept together;
- (f) your access to and use of the Information does not grant you any ownership of or intellectual property rights in the Information;
- (g) in identifying in the Information the presence or potential presence of hazardous or potentially hazardous materials in HWC assets, HWC is not representing or warranting that other HWC assets not identified in the Information as containing or potentially containing hazardous materials do not also contain such materials; and
- (h) in excavating and conducting underground works, you must do so having regard to the fact that asbestos cement pipelines may form part of HWC's water and sewer reticulation systems.

3. Your other obligations

You are responsible for, amongst other things:

- (a) exposing underground structures, including HWC assets, by pot-holing using hand-held tools or vacuum techniques to determine the precise location and extent of structures before any mechanical means of excavation are used;
- (b) protecting underground structures, including HWC assets, from damage and interference;
- (c) maintaining acceptable clearances between HWC assets and structures belonging to others;
- (d) ensuring that backfilling in the vicinity of HWC assets complies with HWC's requirements (as set out on HWC's website or otherwise communicated to you by HWC);
- (e) notifying HWC immediately of any damage caused or threat of damage to any HWC asset; and
- (f) ensuring that plans are approved by HWC (usually by stamping) prior to landscaping or building over or in the vicinity of any HWC asset.

Enquirer Responsibilities Continued

4. Disclaimer

While HWC takes reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the general nature of the Information, it is not possible to conclusively specify the location of all HWC underground assets, including pipes that contain or may contain hazardous materials.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE. YOU ACKNOWLEDGE AND AGREE THAT YOUR USE OF THE INFORMATION IS AT YOUR OWN RISK.

If you have any questions or concerns about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional. Further, dealing with hazardous materials is potentially dangerous, and you must always seek advice where the Information provides that HWC's assets contain or may contain hazardous materials.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

5. Limitation of liability

To the fullest extent permitted by law:

- (a) all conditions and guarantees concerning the Information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom, usage or otherwise are expressly excluded and to the extent such conditions and guarantees cannot be excluded, HWC's liability is limited to either of the following (as nominated by HWC):
 - i. HWC supplying the Information to you again; or
 - ii. HWC paying you the cost of having the Information supplied to you again.
- (b) HWC is not responsible for and you release HWC from any actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims whatsoever (including loss of revenue, use, production, goodwill, profit, business, contract, anticipated savings, financing costs, increased operating costs or other purely financial, economic, special or indirect loss or damage) arising out of:
 - i. your access to or use of the Information;
 - ii. any delay in HWC providing you with Information;
 - iii. your reliance on the Information or its inability to meet your needs;
 - iv. your failure to correctly or accurately:
 - (1) submit relevant or valid data to BYDA; or
 - (2) use or interpret Information provided to you by HWC; or
 - v. any failure, interruption or corruption of any Information;
- (c) you must indemnify HWC and its employees, agents and officers from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries and other claims arising out of or in connection with HWC providing you with incorrect or incomplete Information; and you assume all risk associated with your use of BYDA and HWC's websites and you release BYDA and HWC from and against all actions, liabilities, losses, damages, costs, claims, expenses, injuries or other claims which may arise in respect of such usage.

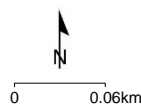
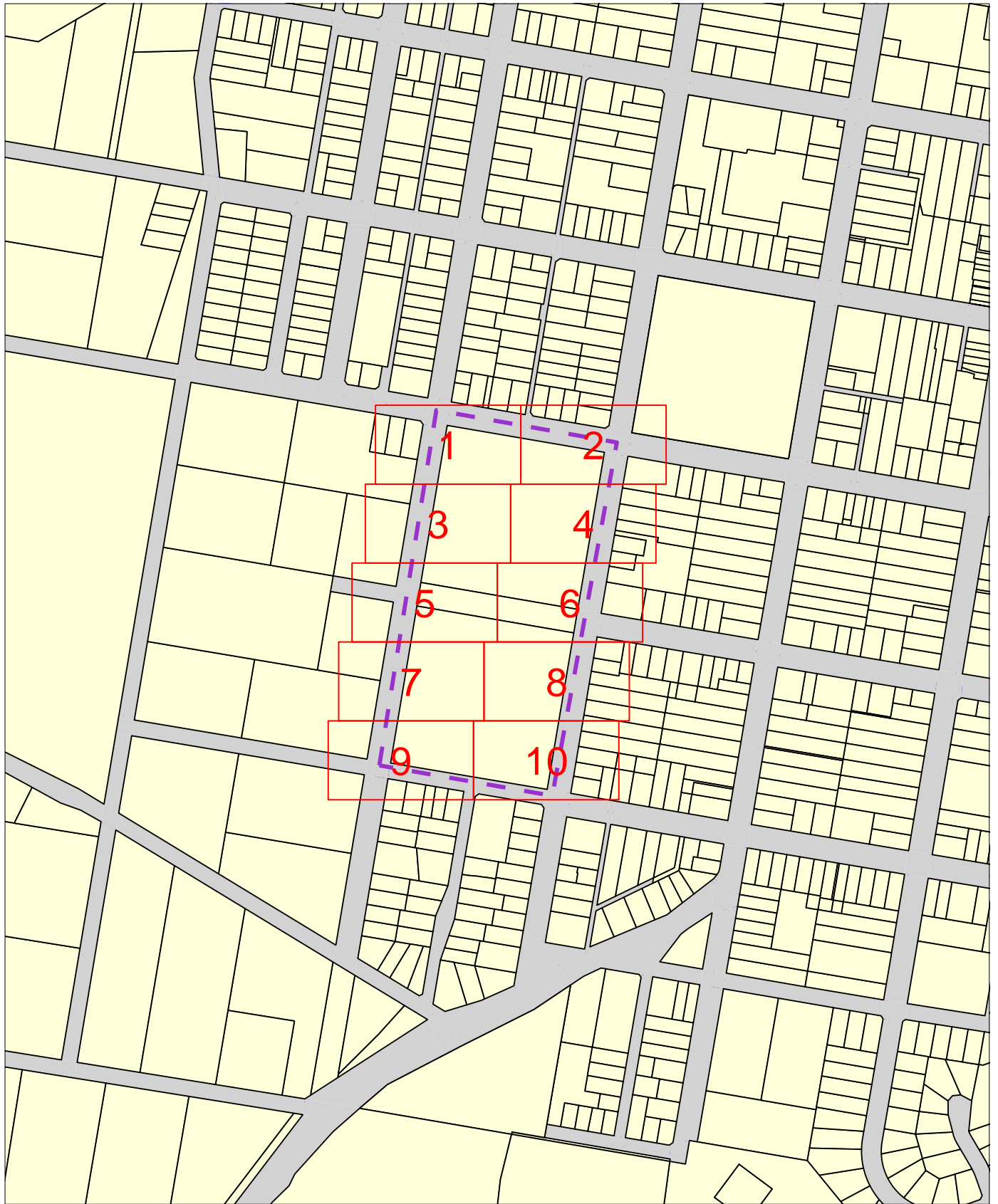
www.hunterwater.com.au

1300 657 000



Overview Map

Sequence No: 224497820
36 Abelard Street Dungog



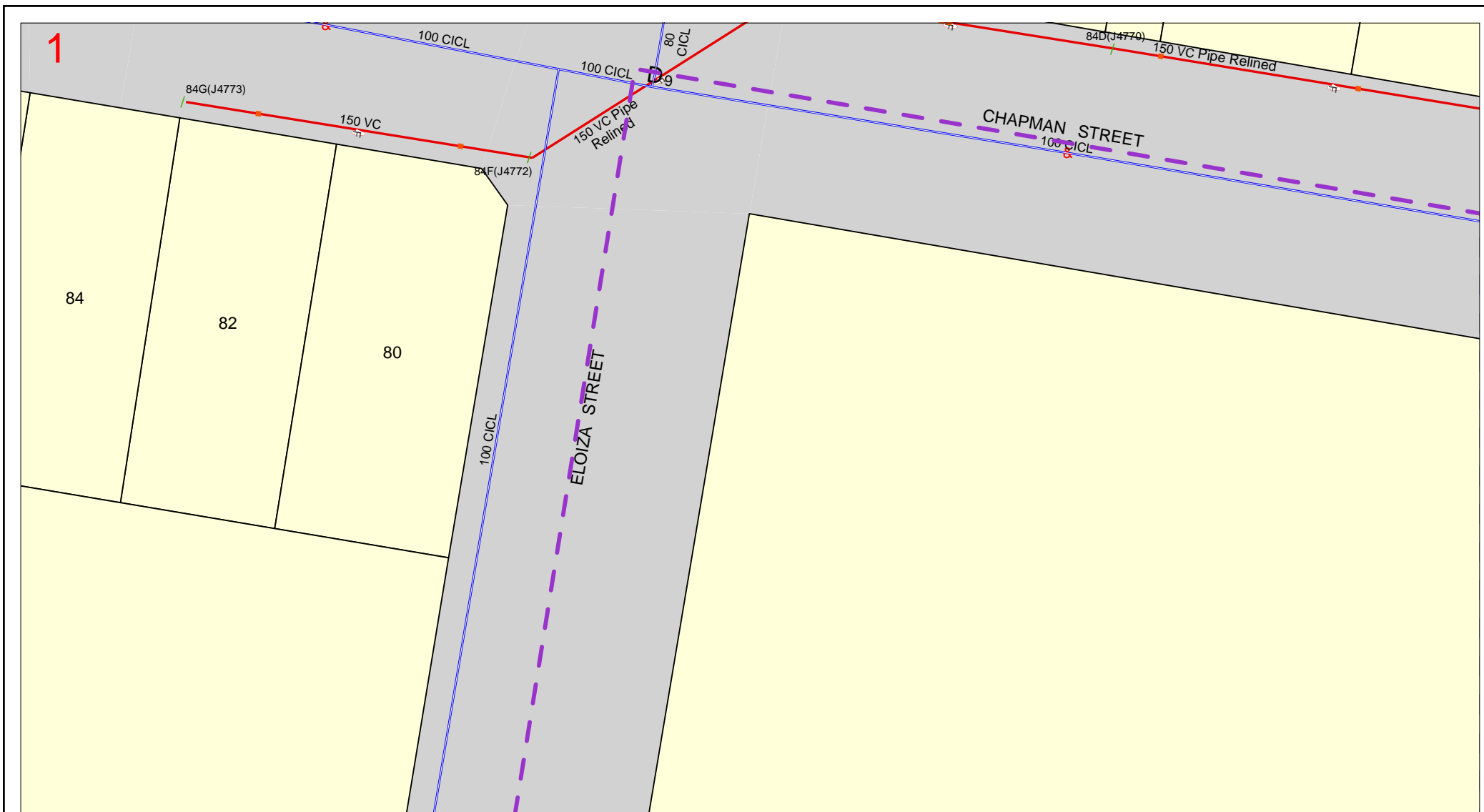
LEGEND:

- 1** Detail Map
- BYDADIA Work Area



Map 1

Sequence No: 224497820



North arrow pointing up. Scale bar showing 0.006km.

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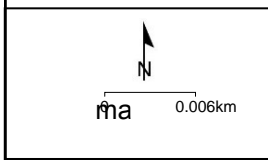
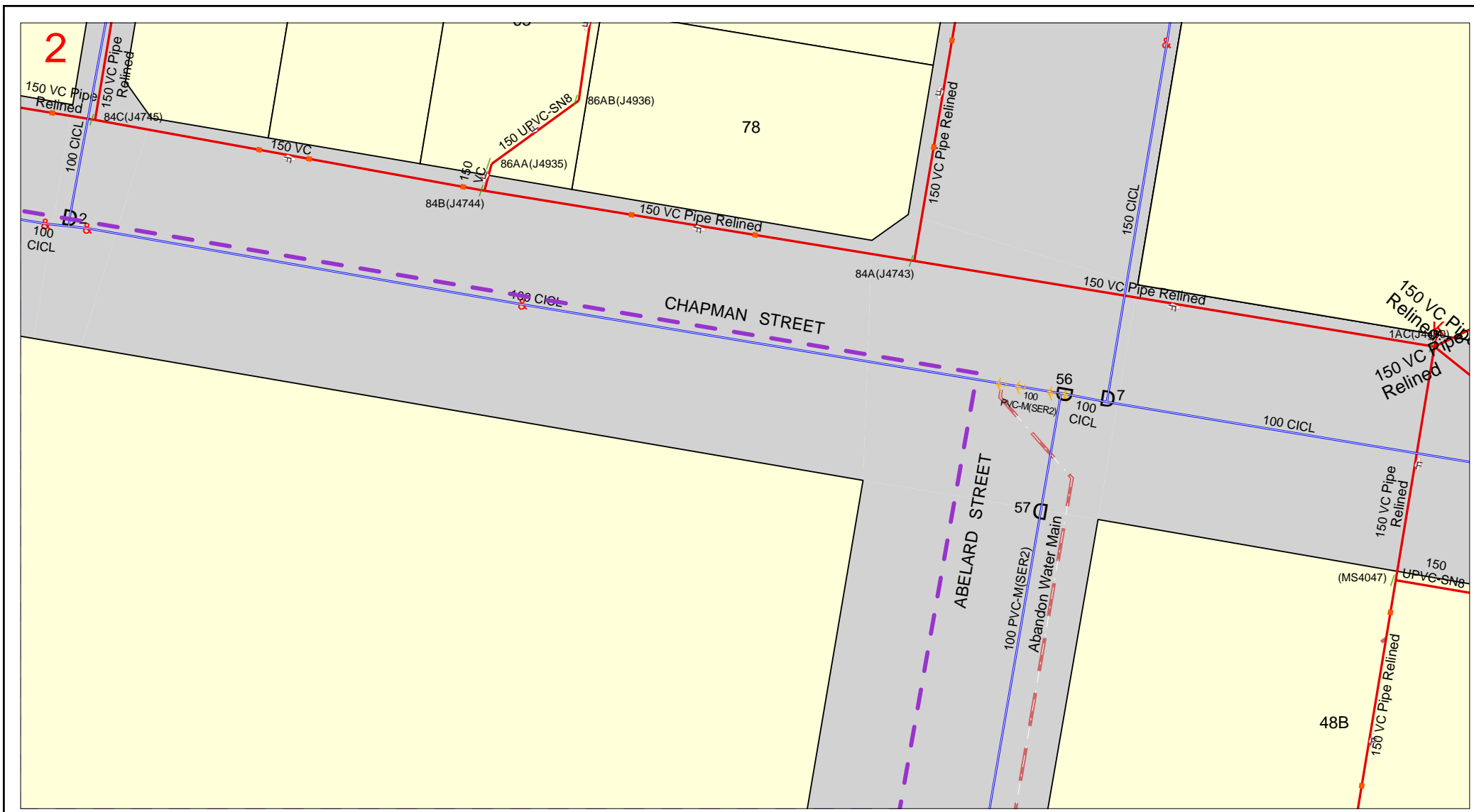
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Map 2

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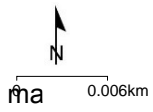
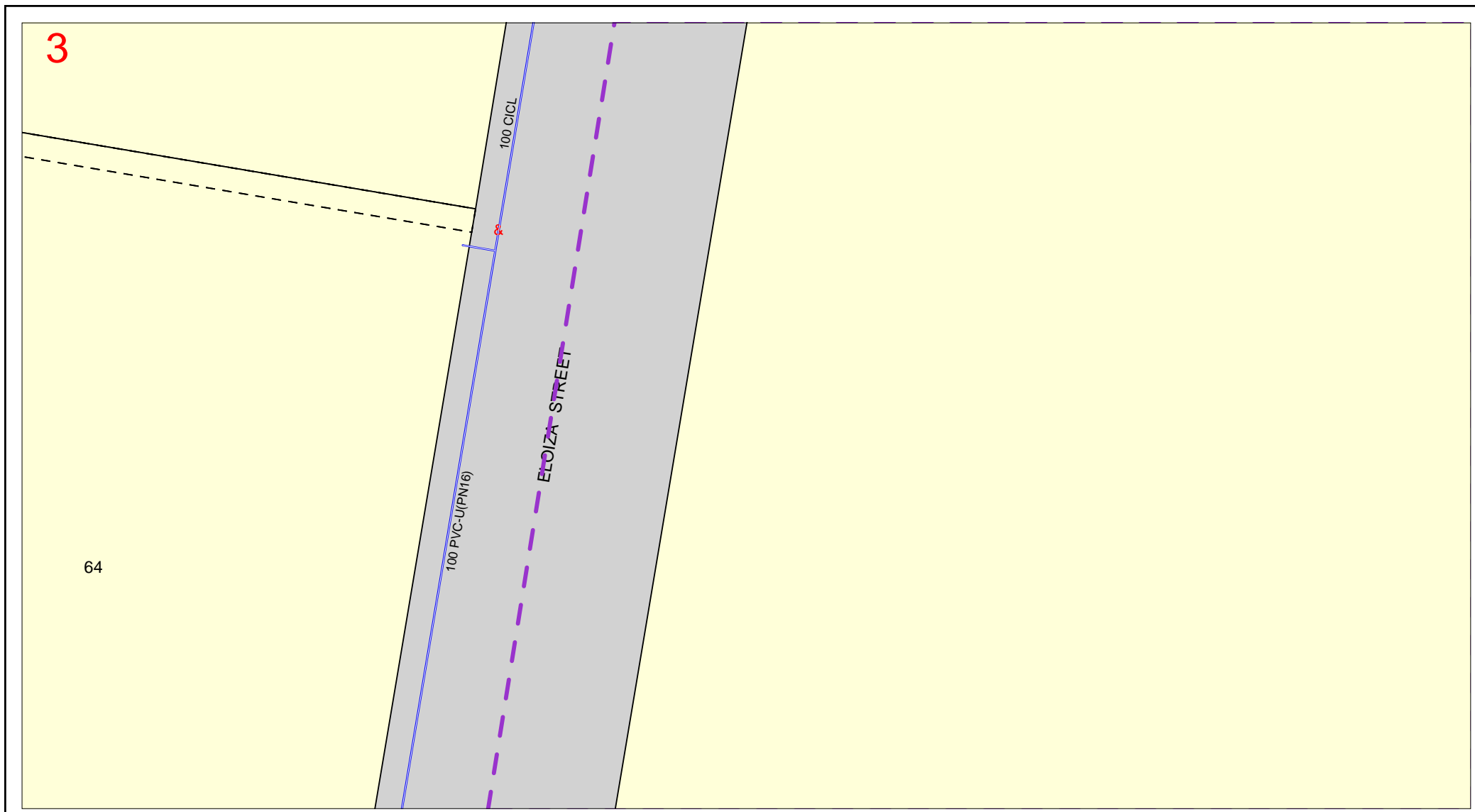
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Map 3

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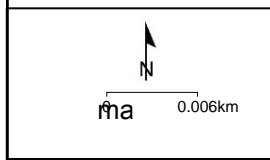
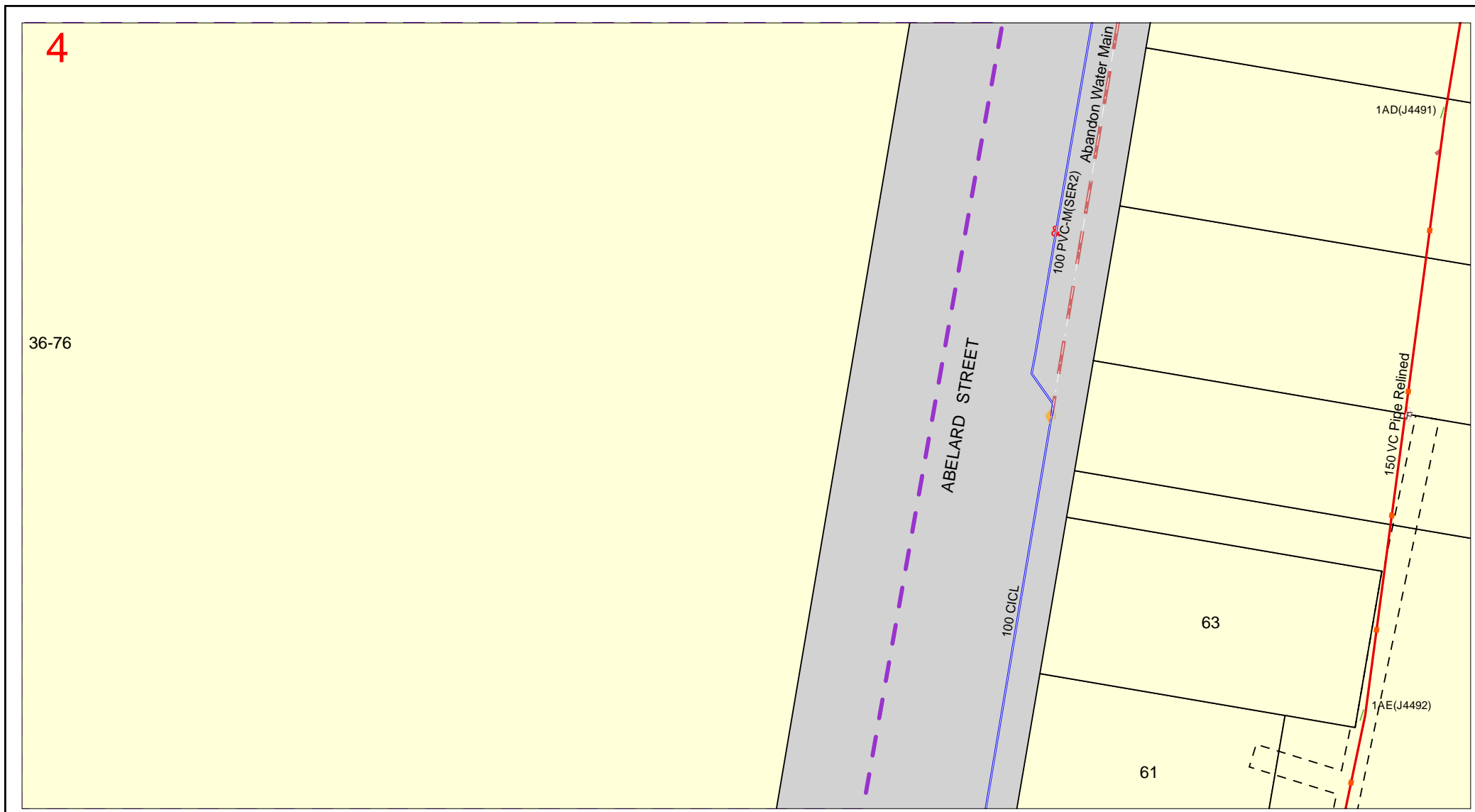
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Map 4

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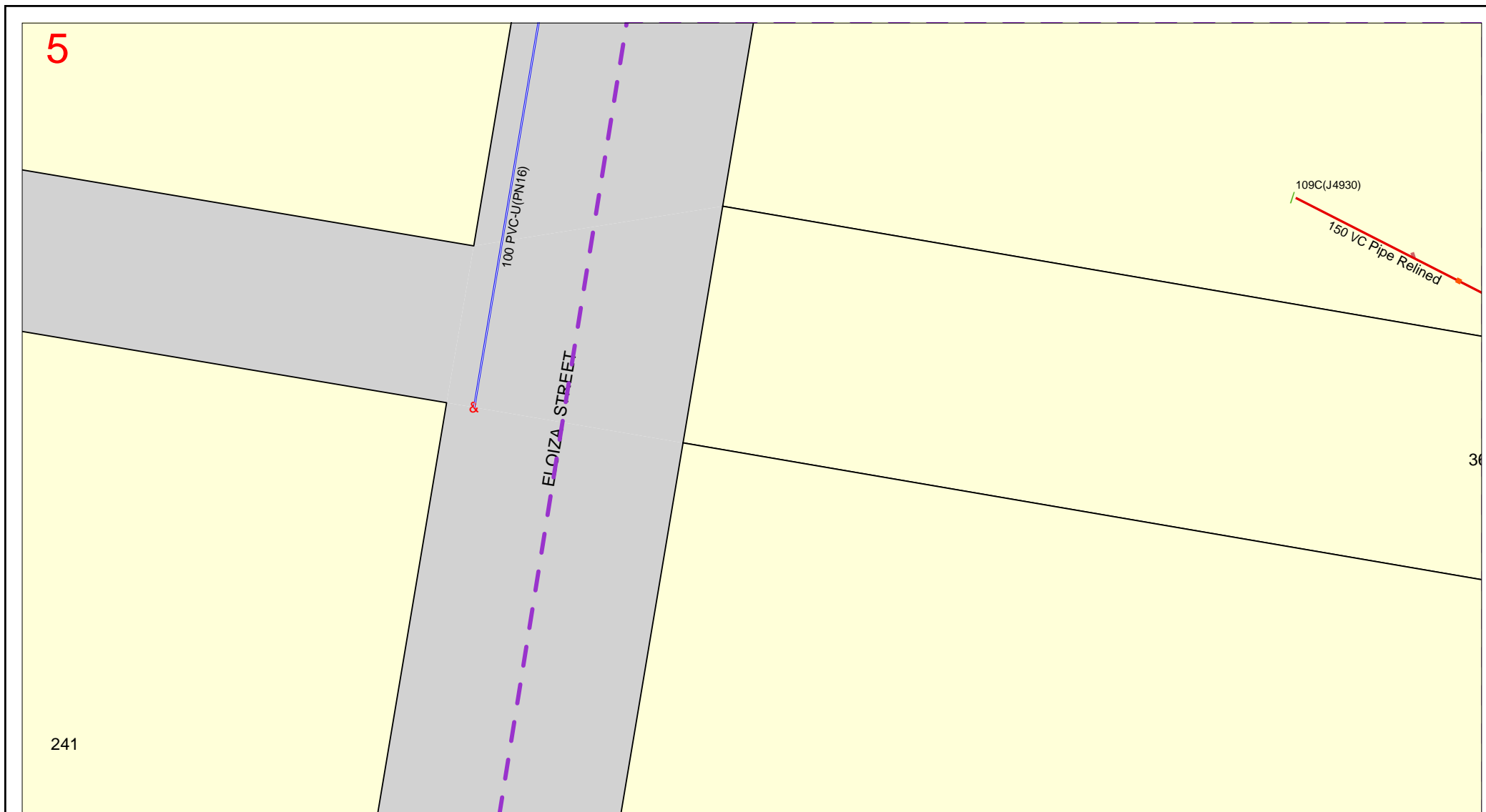
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Map 5

Sequence No: 224497820



North arrow pointing up. Scale bar showing 0.006km.

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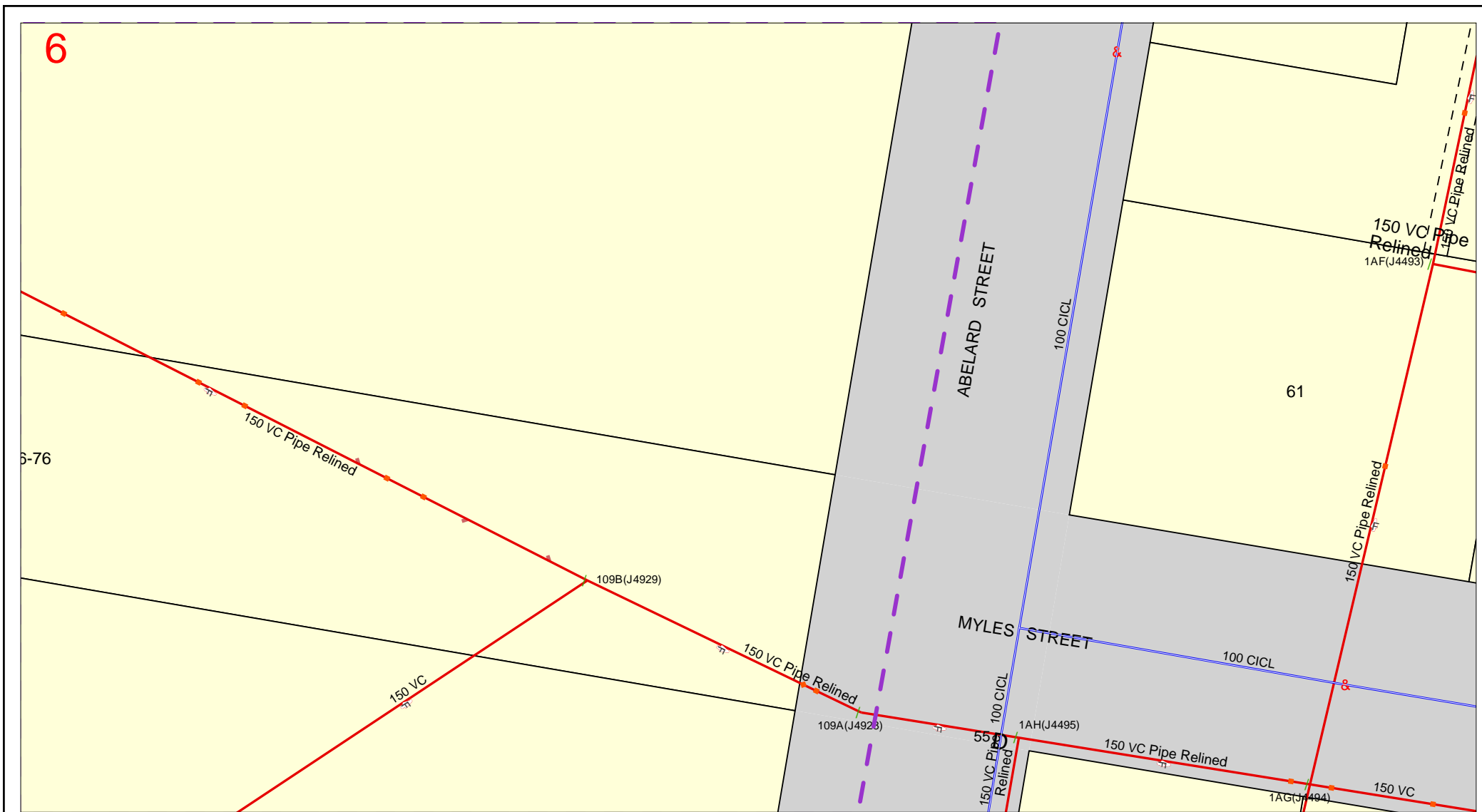
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Map 6

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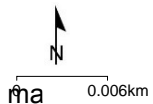
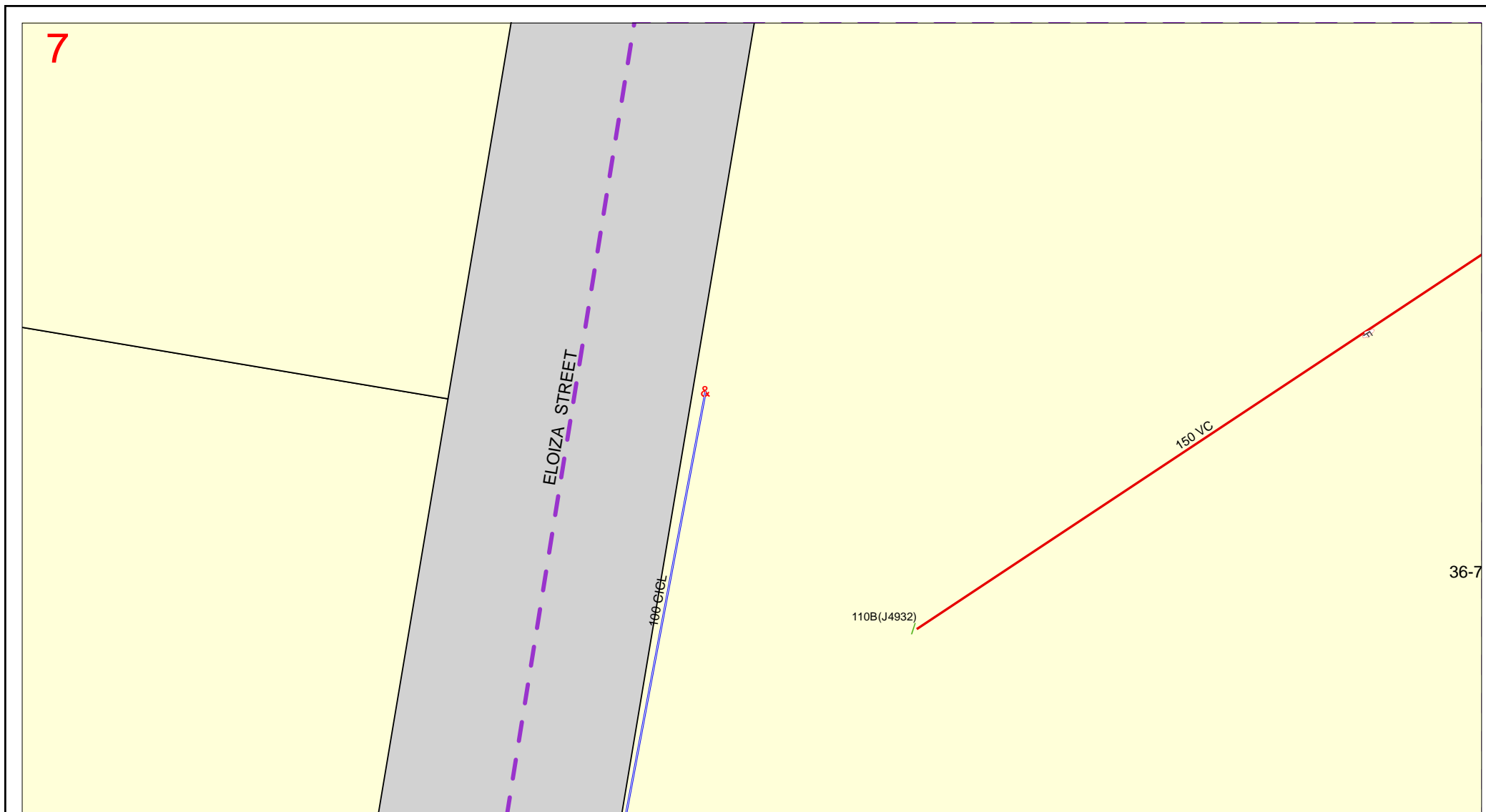
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Map 7

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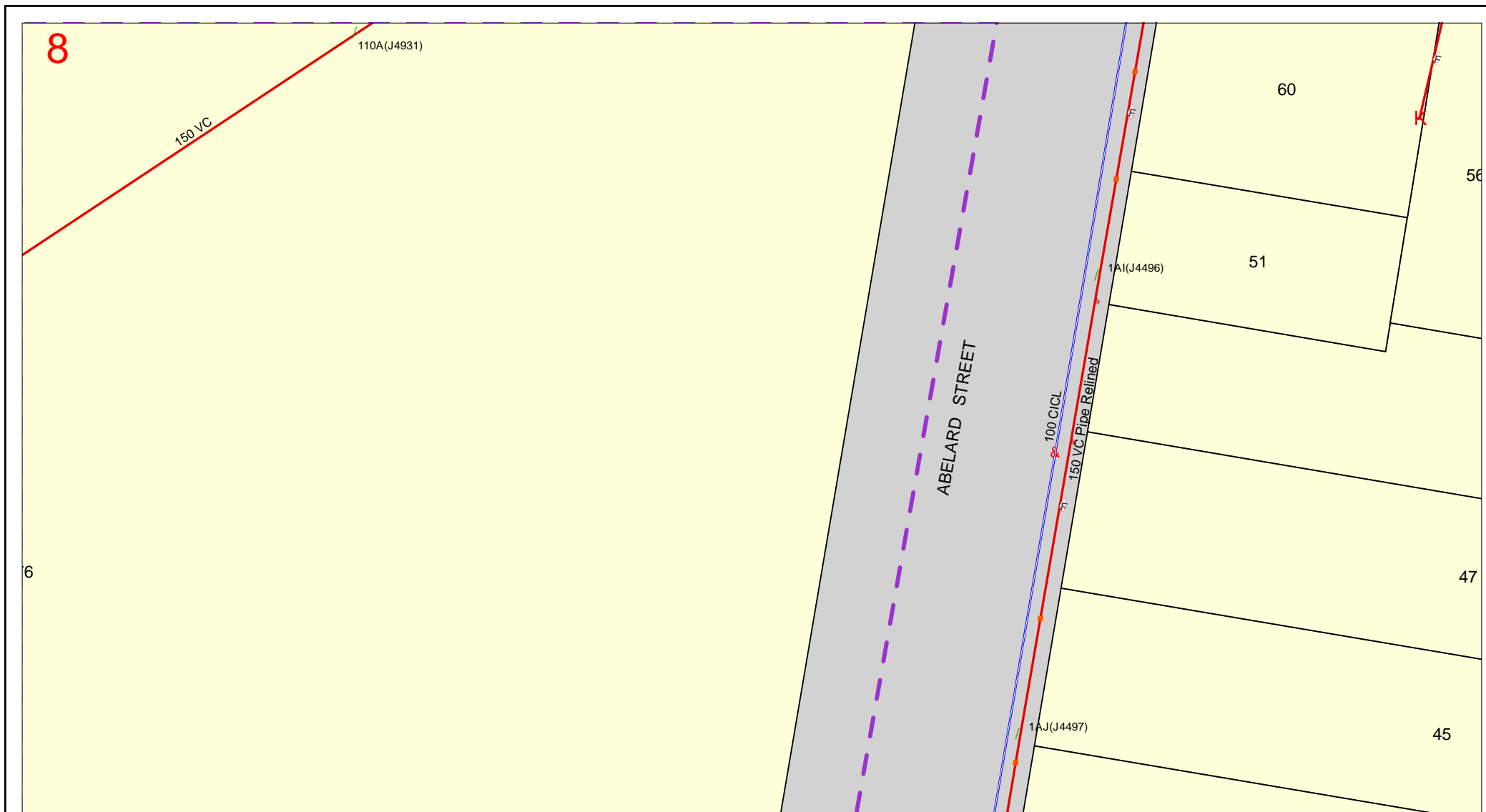
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Map 8

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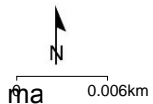
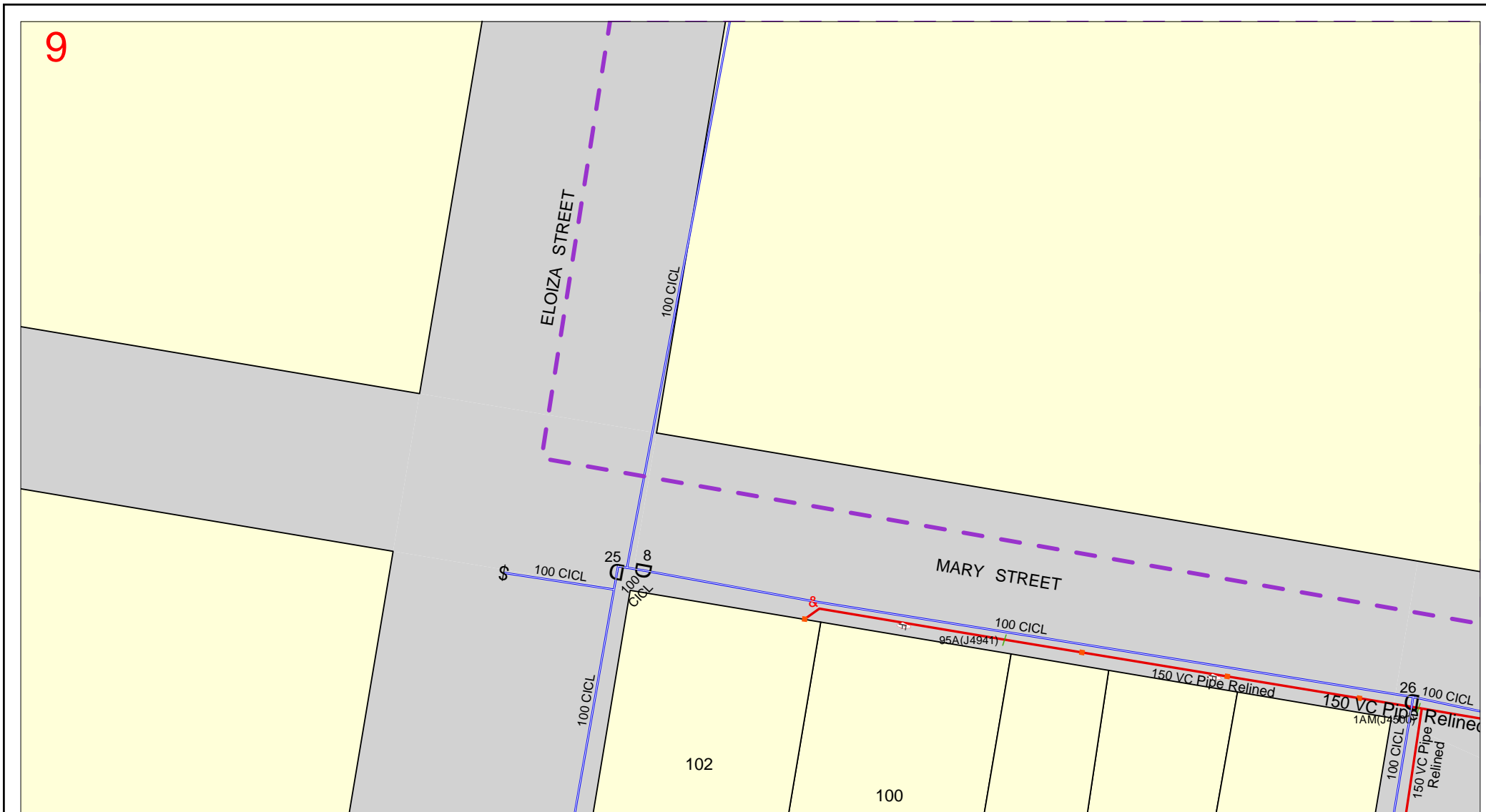
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Map 9

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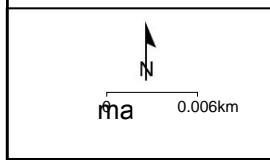
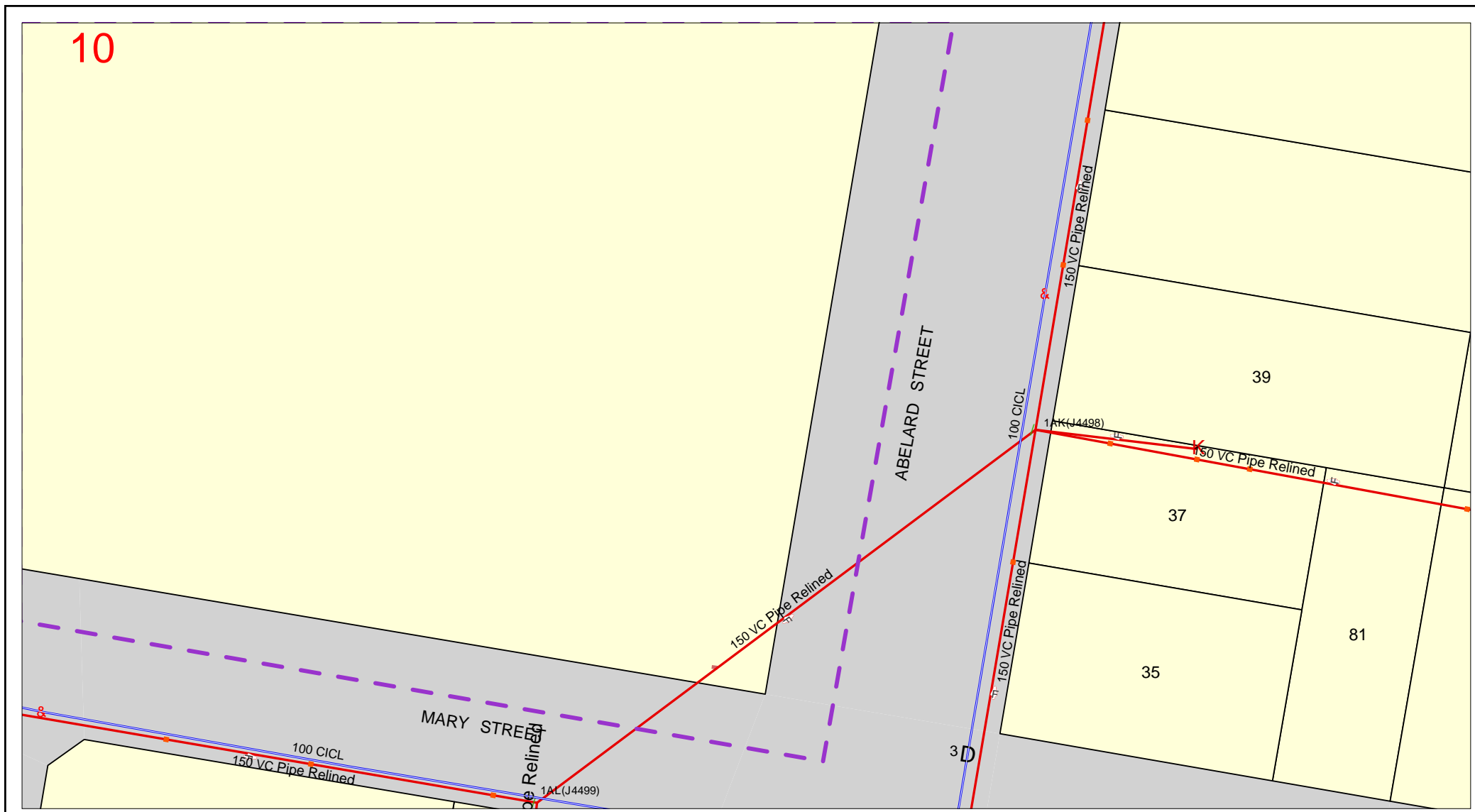
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Map 10

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Hunter Water Corporation DBYD Asset Legend

<p>Electrical Assets</p> <ul style="list-style-type: none"> High Voltage Low Voltage Electrical Pole Distribution Transformer Air Break Switch Circuit Breaker High Voltage Low Voltage 	<p>Water Assets</p> <ul style="list-style-type: none"> Contol Valve Hydrant Control Valve Reflux Valve Stop/Scour Valve Tee & Stop Valve Hydrant Cluster Box End Cap Flushing Tap Manhole Scour Water Meter Water Network Structure Other Main Trunk Main Reticulation Main Water Encased Mains Water Prelaid Service 	<ul style="list-style-type: none"> HWC Rain Gauge HWC Stream Flow Gauge Radio Base Weather Station Piezometer Bore Site 	<p>RecycledWater Assets</p> <ul style="list-style-type: none"> Air Valve Reflux Valve Open Stop Valve Open RecycledWater Hydrant Cluster Box End Cap Flushing Tap Manhole Scour RecycledWater Meter RecycledWater Network Structure Other Main Reticulation Main Encased/Conduit Trunk Main Trunk Main Encased/Conduit RecycledWater Encased Mains RecycledWater Prelaid Service 	<p>Sewer Assets</p> <ul style="list-style-type: none"> Air Valve Stop/Butterfly/Ball Valve Gate Valve Manhole Cap Dead End Flushing Tank H&V Bend Junction Connection Outfall Overflow Sewer/Valve Pit Tangent Point Sewer Meter Sewer Vent Sewer Network Structure Other Main Gravity Main Pressure/Vacuum Main Effluent Main Outfall Overflow Main Rising Main Sewer Encased Mains 	<ul style="list-style-type: none"> StormWater Assets StormWater Network Structure StormWater Mains Mains Abandon 	<p>Land Details</p> <ul style="list-style-type: none"> Area of Interest Easement Non HWC Fence Line Non-HWC Easement HWC Easement Parcel Road Water Parcels Hazardous Material Map Sheet Index
--	--	---	---	---	--	---



Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- - - LV Underground Cable
- - - HV Underground Cable
- - - Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- Cubicle
- Pit
- Area of Interest

Critical Assets

- Contact Essential Energy on 13 23 91
- Zone Substation
- - - Underground Cable
- - - Underground Fibre

Proposed Works

- Area of proposed works
- Proposed assets are shown as orange symbols

THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify
Essential Energy on 13 23 91
(or fax 1800 354 636)

ISSUE DATE: 11/05/2023

You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above

A4 SCALE: 1:3662





CABLE/PIPE LOCATION

Assets were found in the search area

COMPANY NAME:	Not supplied
ATTENTION:	Gracie Jackel
SEARCH LOCATION:	36 Abelard Street Dungog NSW 2420
SEQUENCE NO:	224497819
DATE:	Thursday, 11 May 2023

Provision of Plans:

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. **The excavator must not assume that there may not be assets owned by other network operators in the search location.**

Underground assets searched for	Underground assets found
Essential Energy Electrical	<input checked="" type="checkbox"/>
Essential Energy Water & Sewerage	<input type="checkbox"/>

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE:
PHONE 13 20 80**

DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. **Privately-owned underground electrical assets located on private property are the responsibility of the owner.***

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans.** Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance placed on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**



Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copied or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

Location of Assets on Site:

The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the **excavator's responsibility to visually expose the underground cables and pipes manually, ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation.** The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to <https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice>).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995.**

Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules.** (These are available on our website: <http://www.essentialenergy.com.au/content/safety-community> and include

- **Work near Essential Energy's Underground Assets:**
<http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf> , and
- **Asbestos Fact Sheet:**
<http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf>

In some situations these procedures call for work to be performed by authorised staff.

Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact

13 23 91 to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of **water or sewer assets** persons should observe the requirements of the **Water Management Act 2000.**

Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

Prior Notification:

Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing.** This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

For further information please call 13 23 91.

Date: Thursday, 11 May 2023

To: Gracie Jackel

Company: Not supplied

Address: PO Box 107 Clarence Town NSW 2321

ELECTRICAL CABLE LOCATION

Dear Gracie Jackel

With reference to your enquiry:

- **Location:** 36 Abelard Street Dungog NSW 2420
- **Sequence No:** 224497819
- **Dial Before You Dig Job No:** 34183791
- **Dial Before You Dig Customer No:** 3360597

A large red rectangular sign with the word "Caution!" written in white, bold, sans-serif font in the center.

PLAN DOES NOT IDENTIFY ALL UNDERGROUND ASSETS IN THIS AREA. DO NOT COMMENCE EXCAVATION BEFORE CALLING TECHNICAL ENQUIRIES ON 13 23 91.



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 224497821

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

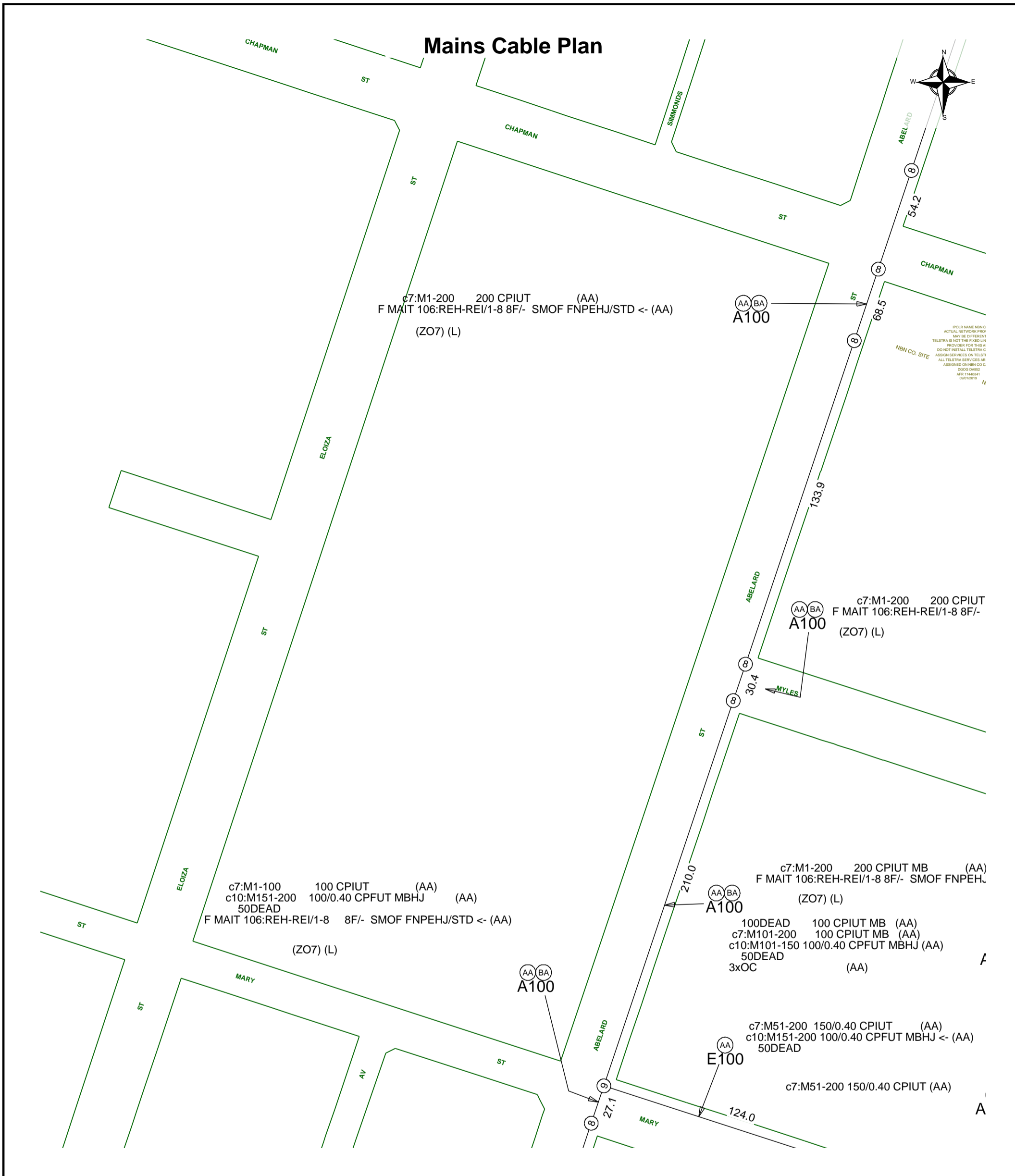
TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 11/05/2023 13:09:24

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



IPCLR NAME NBN C
ACTUAL NETWORK PROF
MAY BE DIFFERENT
TELSTRA IS NOT THE FIXED LIN
PROVIDER FOR THIS A
DO NOT INSTALL TELSTRA C
ASSIGN SERVICES ON TELSTRA
ALL TELSTRA SERVICES AR
ASSIGNED ON NBN CO C
DODG DMRG
APR 17 46 54
08/12/19



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 224497821

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781

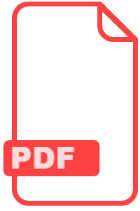
Generated On 11/05/2023 13:09:25

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
See the Steps- Telstra Duty of Care that was provided in the email response.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
(Windows)



Telstra DBYD map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

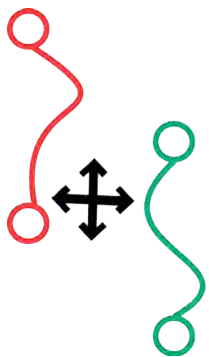
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>

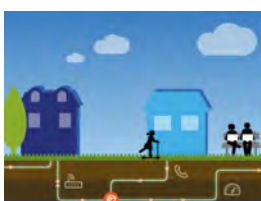
Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



DBYD Certification

Please refer to attached Accredited Plant Locator.pdf




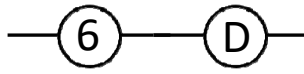


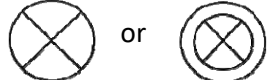

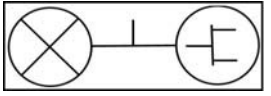







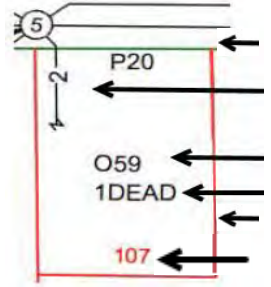
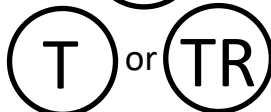
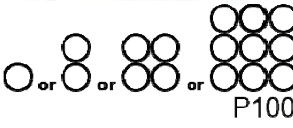

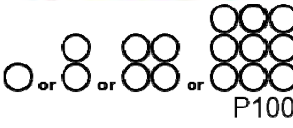

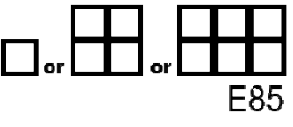
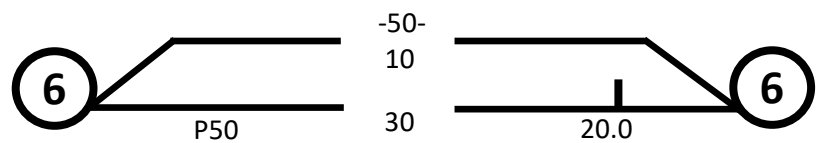
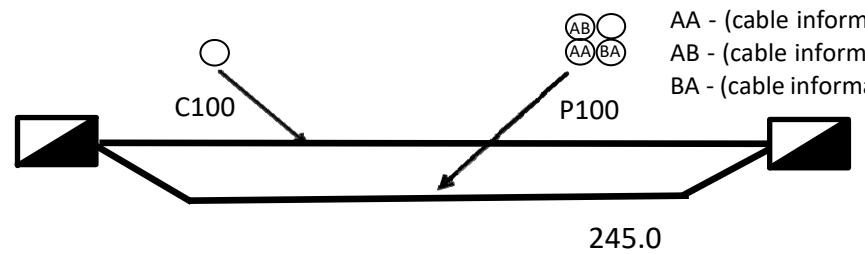
Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>


LEGEND

For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

	Exchange (Major Cable Present)		Cable Jointing Pit (number / Letter indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan		Marker Post Installed
	Blocked or damaged duct.		Buried Transponder
	Roadside / Front Boundary 2 pair lead-in to property from pit in street 1 O59 ← pair working (pair ID 059) 1DEAD ← 1 pair dead (i.e. spare, not connected) Side / Rear Property Boundary Property Number 107		Marker Post, Transponder
	Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)		Optical Fibre cable direct buried
	Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)	<div style="border: 1px solid black; padding: 5px;"> <p>Some examples of conduit type and size:</p> <p>A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware Conduit sizes <i>nominally</i> range from 20mm to 100mm P50 50mm PVC conduit P100 100mm PVC conduit A100 100mm asbestos cement conduit</p> </div>	
Some Examples of how to read Telstra Plans			
	-50- 10 30 P50	20.0	One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route
	C100 P100 245.0	AA - (cable information) AB - (cable information) BA - (cable information)	Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

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To: Gracie Jackel
Phone: Not Supplied
Fax: Not Supplied
Email: gracie@perceptionplanning.com.au

Dial before you dig Job #:	34183791	
Sequence #	224497818	
Issue Date:	11/05/2023	
Location:	36 Abelard Street , Dungog , NSW , 2420	

Indicative Plans

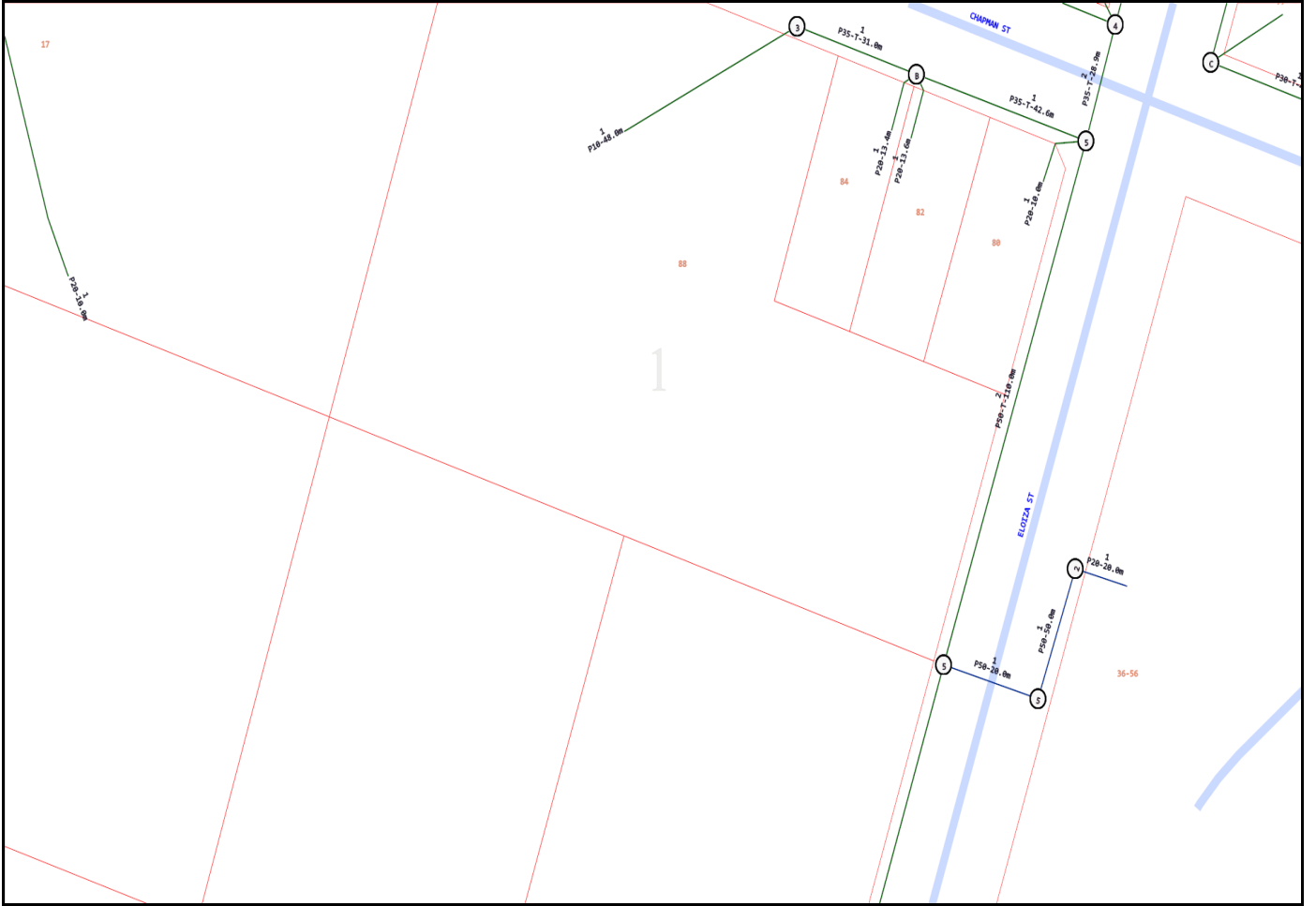
1	4
2	5
3	6

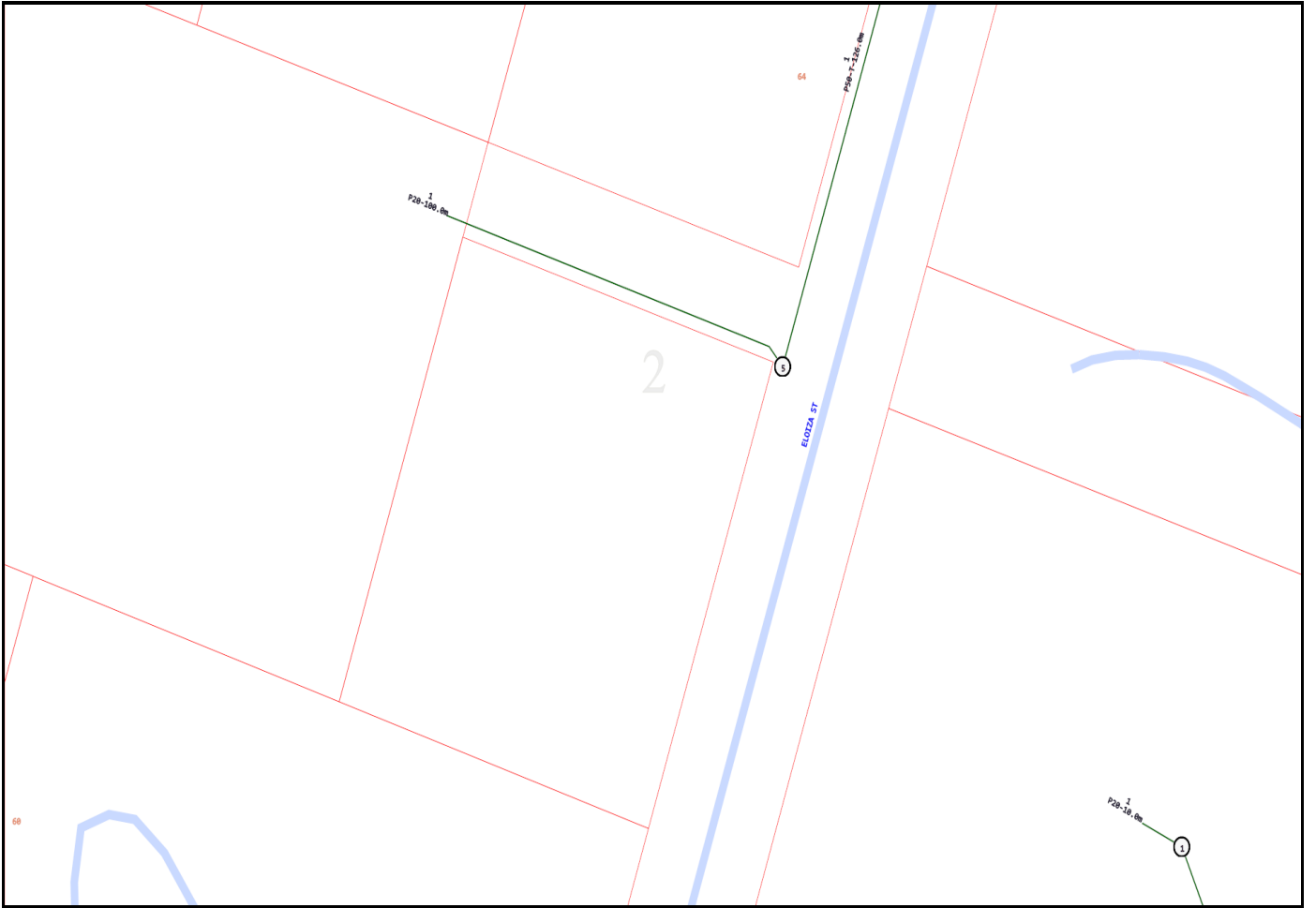


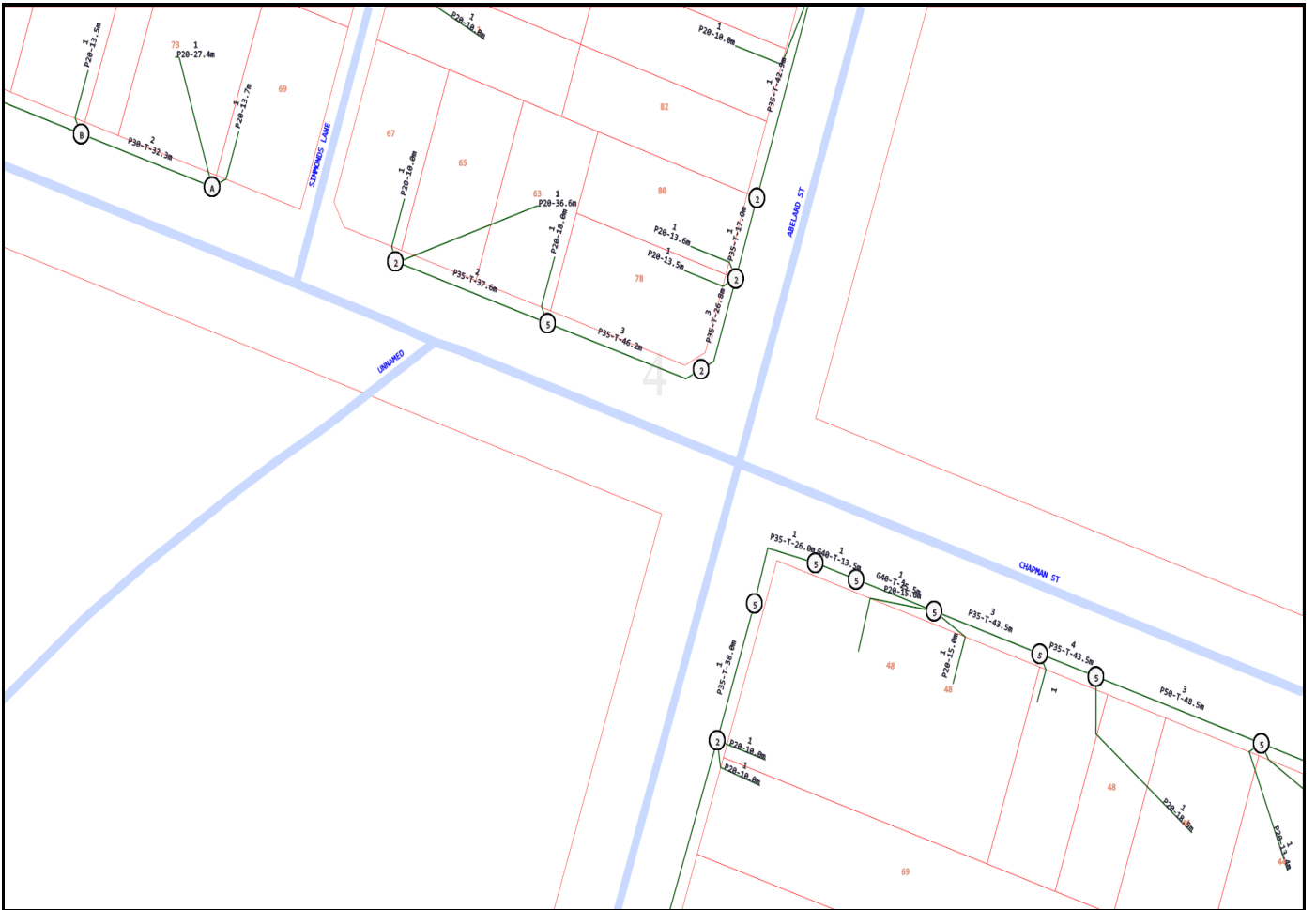
LEGEND



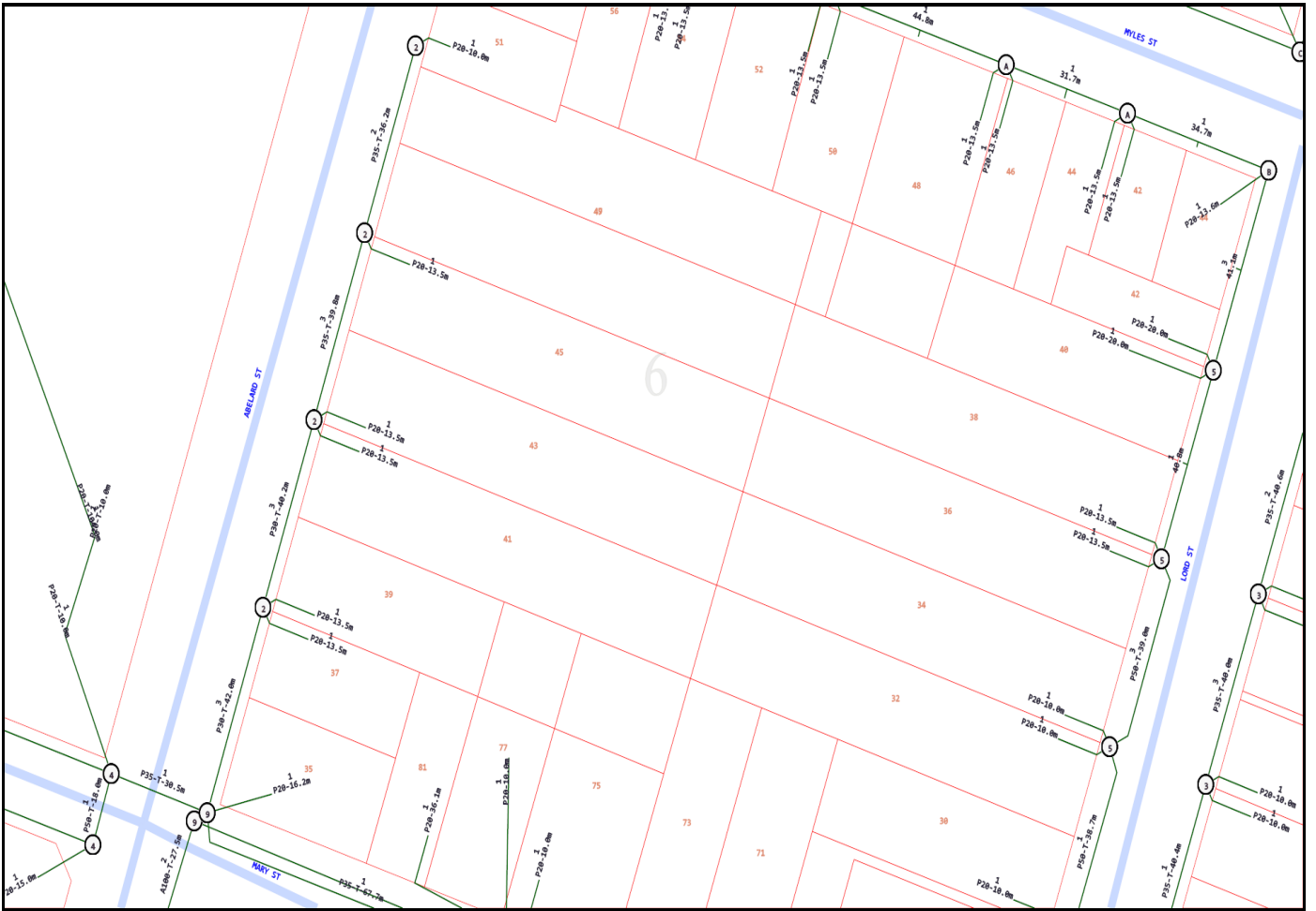
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m












Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Gracie Jackel
Phone: Not Supplied
Fax: Not Supplied
Email: gracie@perceptionplanning.com.au

Dial before you dig Job #:	34183791	
Sequence #	224497818	
Issue Date:	11/05/2023	
Location:	36 Abelard Street , Dungog , NSW , 2420	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn**TM Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995 (CoA)* which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn**'s network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn**TM Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn**TM Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**TM Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**TM fibre optic, copper and coaxial cables, and power cable feed to **nbn**TM assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**TM Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.

- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
 8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
 9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn DBYD

Date: 11/05/2023

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SITE WASTE MINIMISATION AND MANAGEMENT PLAN

**PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING
BUILDING**

AT

36-56 ABELARD STREET DUNGOG NSW 2420

(LOT 41 / DP901443)

Prepared by Perception Planning on behalf of Dungog Radio Station

Contact:

Jordan Long

Perception Planning Pty Ltd.

PO Box 107

Clarence Town, NSW, 2321

Phone: 0437 195 264 | Email: jordan@perceptionplanning.com.au

Document Versions and Control

SWMMP, 36-56 Abelard St, Dungog

No:	Date:	PP Ref:	Author:	Reviewed by:
Version 1	11/09/23	SWMMP – 36-56 Abelard St, Dungog	GJ	GJ

Disclaimer:

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Perception Planning accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for a site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.

EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Dungog Radio Station (**'the client'**) to prepare a Site Waste Management Plan (**SWMP**) for proposed alterations and additions to an existing building at the Dungog Showgrounds – 36-56 Abelard St, Dungog, legally identified as Lot 41 of DP901443.

In planning a construction project, it is important to understand what excess materials are likely to be generated and then focus on how the generation of those excess materials can either be avoided or the material can be diverted from landfill. One approach is to develop a waste management plan. The key objectives of any waste management plan should be to:

1. Minimise the amount of waste generated as part of the project
2. Maximise the amount of material which is sent for reuse, recycling or reprocessing
3. Minimise the amount of material sent to landfill.

When developing and implementing this waste management plan, the following key elements have been considered:

1. **Waste streams:** identify which waste streams are likely to be generated and estimate the approximate amounts of material
2. **Focus on waste avoidance:** instead of managing the waste once it has been generated, look at ways to avoid the generation of that waste in the first place
3. **Services:** select an appropriately qualified waste management contractor who will provide services for the waste streams generated and data on waste/recycling generation
4. **On-site:** understand how the waste management system will work on-site, including bin placement and access
5. **Clearly assign and communicate responsibilities:** ensure that those involved in the construction are aware of their responsibilities in relation to the construction waste management plan
6. **Engage and educate personnel:** be clear about how the various elements of the waste management plan will be implemented and ensure personnel have an opportunity to provide feedback on what is/isn't working
7. **Monitor:** to ensure the plan is being implemented, monitor on-site
8. **Evaluate:** once the project is complete, evaluate your estimates in the plan against the actual data for waste generated and consider feedback from personnel.

OUTLINE OF PROJECT

Site address: 36-56 ABELARD STREET DUNGOG NSW 2420 (LOT 41 / DP901443)
Applicants name: Jordan Long (Perception Planning)
Mailing address: PO Box 107 Clarence Town, NSW, 2321
Phone: 0437 195 264
Email: jordan@perceptionplanning.com.au
Buildings and other structures currently on-site (if any): Alterations and additions to existing building
Brief description of proposal: The objective of the proposed development is to provide an extension for the utilisation of the building to host the Dungog Radio Station.

The details provided in this report accurately describe the proposed waste management actions to be undertaken as part of this project. The proposed works will be for alterations and additions to an existing building. It should be noted that all waste management practices will be contained within the subject site (where necessary) – This is not relevant to material that will be transported in and out of the site.

Bins will be provided on site for the continuous waste that is associated with a commercial development. The existing bins available on site will be maintained.

The general waste bins will be collected weekly, and the recycling waste bin collected fortnightly. The bins should be placed at the edge of the road for collection by the tenants.

There is ample space on the kerb, to place all bins to be emptied by the waste collection service without impacting site access, site lines and adjoining properties.

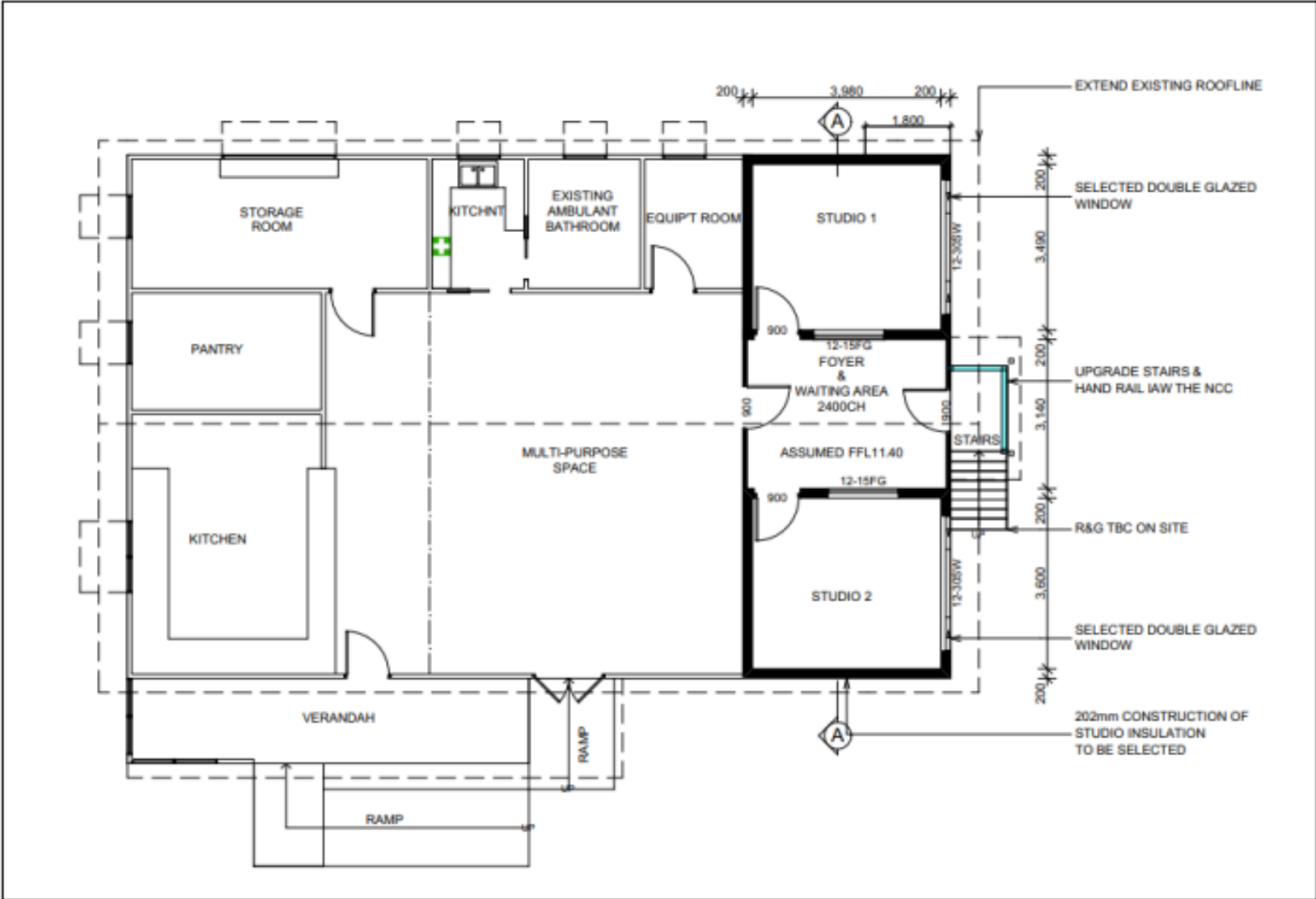


Figure 1 - Site Plan (Sorensen Design, 2023)

Construction

Type of waste generated	Description	Reuse	Recycling	Disposal	Specific method of onsite reuse, contractor and recycling outlet and or waste depot to be used
Excavation material	An amount of soil will be disturbed for the levelling of the site and installation of footings of the proposed buildings.	Potentially. Minor fill may be required on land that was over excavated.	Excess unused fill will be reused as per normal practices.	Excess fill will not be disposed (unless found to be contaminated). As such, soil will be treated accordingly.	Soil erosion measures will be put into place as per normal around construction site to prevent soil erosion/ mudslides onto other parts of the site/ neighbouring lots.
Metal	May be used primarily for structural support and identified during demolition.	Where necessary, metal onsite will be cut to relevant size to ensure maximum usage of material	Excess metal will be recycled accordingly and where necessary. Material will be transported to specialised metal recycling centres	Disposal of metal will be located within designed skip bins/ material waste areas in close proximity to the proposed developments.	Metal will be managed before, during and after construction phase to ensure minimal resources wastage is achieved during this development. Excess material will be taken from site to be further used/ managed for potential disposal at relevant waste management centre.
Packaging (used pallets, pallet wrap)	Packaging will be generated from incoming material for construction	Pallets will be returned to supplier to ensure continued reuse of material packaging. Pallet wrap will be disposed of.	Pallets will be returned for reuse to the supplier. Depending on pallet wrap, material will be disposed of accordingly.	Disposal of pallet wrap will be located within designed skip bins/ material waste areas in close proximity to the proposed developments	Packaging will be organised prior to construction. Pallet boards will be taken from site to be further used by the supplier.
Containers (cans, plastic, glass)	Will be used to assist in the construction of the	Containers will not be reused for this development	Containers that are recycle friendly will be	Disposal of containers will be located within designed skip	Containers will be managed before, during and after construction phase to ensure minimal

	development (paint, silicon, nail boxes etc.)		managed accordingly	bins/ material waste areas in close proximity to the proposed developments.	resources wastage is achieved during this development.
Residual waste					
Other (specify)	Food scraps Will be generated by applicable tradespersons and other relevant people(s) on site	Will not be re-used.	Organic and general waste will be managed accordingly	Will be disposed of in separate areas to separate material from food waste/ packaging	Will be managed accordingly.
Ongoing Waste Management					
General Waste	General Waste stream, including non-recyclable items, generated during the everyday function of the proposed development.	Will not be re-used.	Will not be recycled	Waste from the site is securely stored at the rear of the building and collected by a private contractor at regular intervals.	Council kerbside pickup will be utilised to transport general waste from the site to a licenced facility.
Recyclable Materials	Recyclable materials including cardboard, glass and plastics.	Will not be re-used.	Will be recycled by a licenced facility.	Recyclable materials from the site is securely stored at the rear of the building and collected by a private contractor at regular intervals.	Council kerbside pickup will be utilised to transport recyclable materials from the site to a licenced facility.
Green Waste and Food Waste	Food waste, lawn trimmings and garden prunings	Will not be re-used.	Organic and green waste will be managed accordingly through the use of appropriately	Any additional green or food waste that is not suitable to be composted will be	Council kerbside pickup will be utilised to transport general materials from the site to a licenced facility.

			sited compost bin.	included for collection by the general waste contractor.	
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**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 41/901443

SEARCH DATE	TIME	EDITION NO	DATE
20/4/2023	9:57 AM	-	-

LAND

LOT 41 IN DEPOSITED PLAN 901443
 AT DUNGOG
 LOCAL GOVERNMENT AREA DUNGOG
 PARISH OF DUNGOG COUNTY OF DURHAM
 TITLE DIAGRAM DP901443

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA132954)
 SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL
 *** END OF SEARCH ***

Perception Planning Pty Ltd PRINTED ON 20/4/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
 Warning: the information appearing under notations has not been formally recorded in the Register.
 DYE & DURHAM TERRAIN PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.
 Note: Information contained in this document is provided by DYE & DURHAM TERRAIN PTY LTD (ABN 35 164 894 517), <https://dyedurhamterrain.com/> an approved NSW Information Broker
 © Office of the Registrar-General 2023





**Letter to Applicant
Consent Granted
Department of Planning and Environment**

Our reference: 23/02966
LOC No: 640654

Trent Holloway
Phone: 0249379314
trent.holloway@crowland.nsw.gov.au

06/09/2023

Via email Jordan@perceptionplanning.com.au
Att: Jordan Long

Consent for Development Comprising:	alterations and additions to the existing building known as the “guide hall”
Crown Land	Lot 41 DP 901443
Crown reserve	Reserve Dedication 610007
Parish	Dungog
County	Durham
Applicant	Perception Planning obo Radio Dungog

Consent is granted by the Minister for Lands and Property to the lodgement of applications for approval under the *Environmental Planning and Assessment Act 1979*, and other associated applications required under other legislation, for the development proposal described above.

The Land Owner Consent is granted conditional to the following:

1. Land Owner Consent will expire after a period of 12 months from the date of this letter if not acted on within that time. Extensions of this consent may be sought
2. You are required to forward a copy of the DA approval to the NSW Department of Planning & Environment – Crown Lands & Public Spaces (“the Department”) after approval and prior to commencing works.
3. You are required to ensure that the approval provided is consistent with this Land Owner Consent.
4. The Land Owner Consent is provided for the works detailed on the plans provided by you and retained by the Department as DOC23/086814.

Land Owner Consent is granted in accordance with the following:

- Land Owner Consent is given without prejudice so that consideration of the proposed development may proceed under the *Environmental Planning and Assessment Act 1979* and any other relevant legislation;
- The grant of this Land Owner Consent does not guarantee that any subsequent authority to occupy will be granted;
- Land Owner Consent does not imply the concurrence of the Minister for Lands and Property for the proposed development and does not provide authorisation under the Crown Lands Act 1989 for this proposal;
- The issue of Land Owner Consent does not prevent the Department from making any submission commenting on, supporting or opposing an application;

- The Minister reserves the right to issue Land Owner Consent for the lodgement of applications for any other development proposals on the subject land concurrent with this Land Owner Consent;
- Any changes made to the proposal, including those imposed by the consent authority, must be consistent with the Land Owner Consent and therefore if modifications are made to the proposed development details must be provided to the Department for approval;
- Land Owner Consent also allows application to any other approval authority necessary for this development proposal.

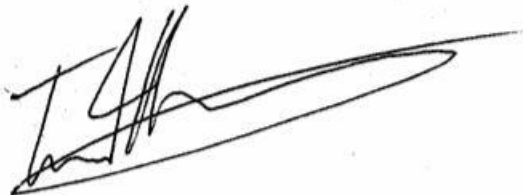
This letter should be submitted to the relevant consent or approval authority in conjunction with the development application and/or any other application. You are responsible for identifying and obtaining all other consents, approvals and permits required under NSW and Commonwealth laws from other agencies for the proposed development.

It is important that you understand your obligations relating to Condition 3. If any alterations are made to the application (whether in the course of assessment, by conditions of consent, or otherwise), it is your responsibility to ensure the amended or modified development remains consistent with this Land Owner Consent. If there is any inconsistency or uncertainty you are required to contact the Department before undertaking the development to ensure that the Department consents to the changes. A subsequent LOC application may incur additional application fees.

It is advised that the Department will provide Local Council a copy of this Land Owner Consent and will request that Local Council notify the Department of the subsequent development application, for potential comment, as part of any public notification procedure.

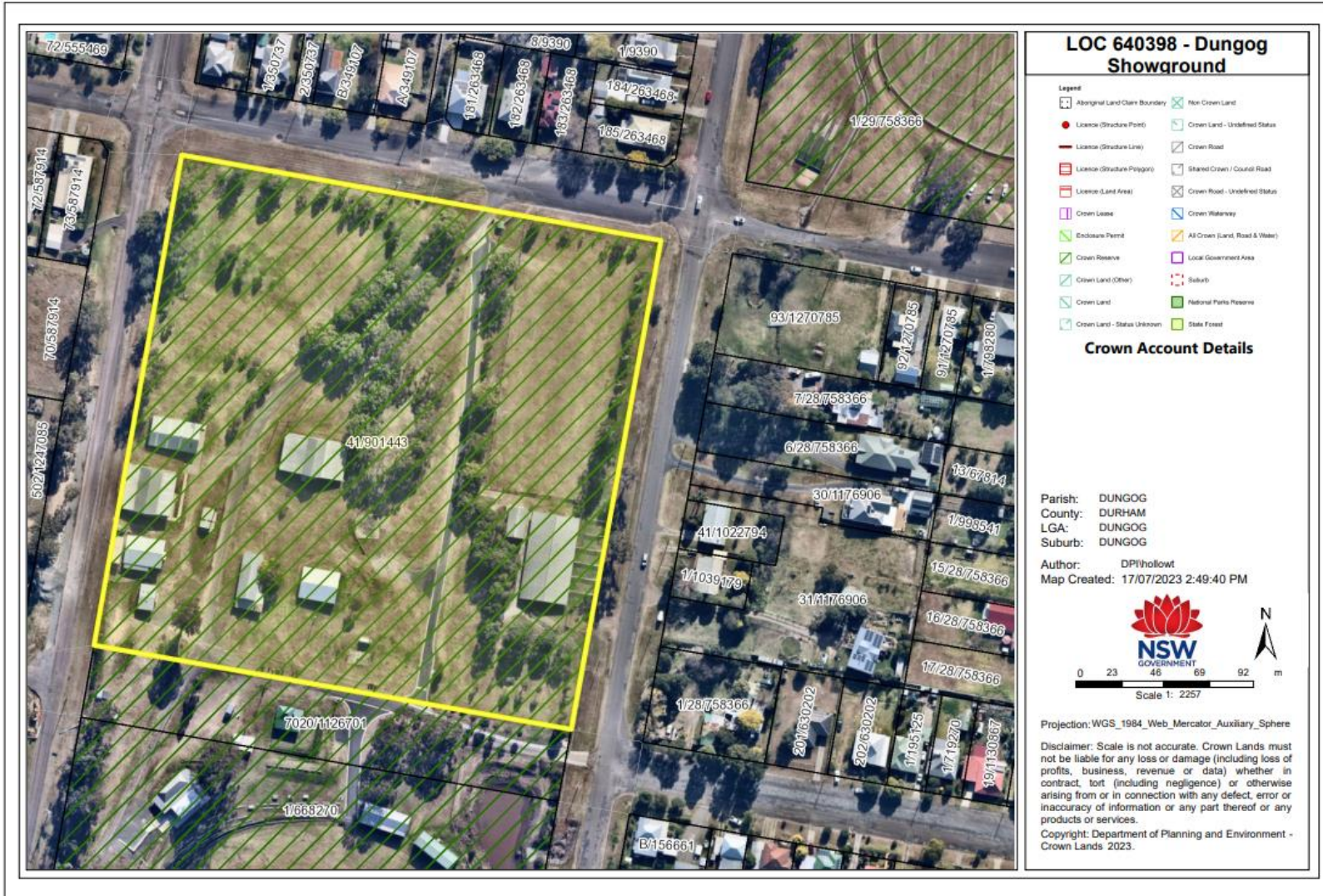
For further information, please contact Trent Holloway via the details given in the letter head.

Yours sincerely



Trent Holloway
Senior Natural Resource Management Officer
Department of Planning, Industry & Environment - Crown Lands
06/09/2023

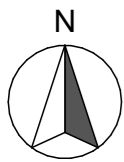
Attachment A – Location Map



I, Melanie Osborne, Acting Area Manager Hunter, Department of Planning and Environment – Crown Lands and Public Spaces, hereby consent to the making of this application under delegated authority on behalf of the Crown being the owner of the land to which this application relates. Delegated Officer Group D – Environmental Planning & Assessment Regulation 2021, Clause 23(1)(b).



05/09/2023



SITE LOCATION

1:1000



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NEWCASTLE OFFICE
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SINGLETON OFFICE
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CONTACT DETAILS
General Enquiries:
reception@sorensendesign.com.au

www.sorensendesign.com.au

PROJECT: PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND

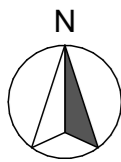
CLIENT: PERCEPTION PLANNING Pty Ltd

TITLE: SITE LOCATION

FILE: 2303378 DATE: 16/02/2023 SHEET: 1 OF 8

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A3



EXISTING SITE PLAN

1:200



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PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND**

CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **EXISTING SITE PLAN**

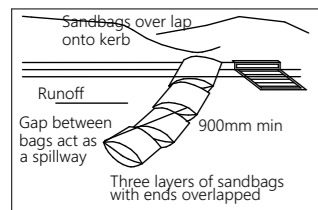
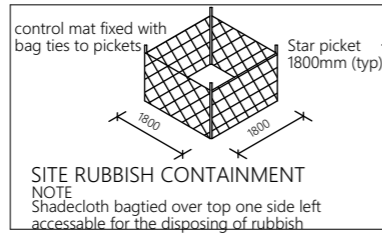
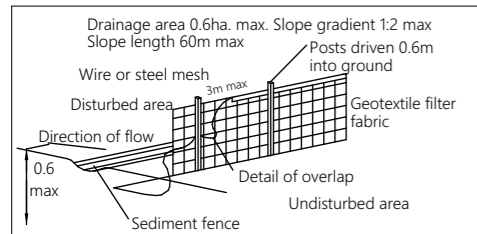
FILE: **2303378** DATE: **16/02/2023** SHEET: **2** OF **8**

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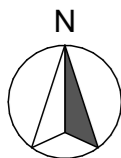
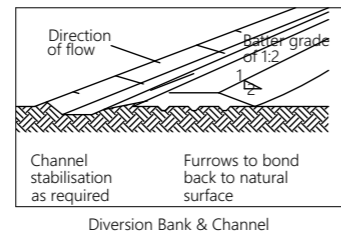


GENERAL NOTES

- 1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL, THE BUILDING CODE OF AUSTRALIA AND CURRENT AUSTRALIAN STANDARDS.
- 2 ALL DIMENSIONS AND LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- 3 REPORT ANY DISCREPANCIES TO THE DESIGNER.
- 4 DO NOT SCALE OFF THESE DRAWINGS.
- 5 THESE PLANS ARE TO BE READ TOGETHER WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 6 SCALES APPLY TO SHEET SIZE SHOWN IN THE TITLE.
- 7 THE BUILDER IS TO CHECK ALL FLOOR, CEILING AND ROOF LEVELS TO ENSURE THAT THE FINISHED ROOF HEIGHT DOES NOT EXCEED THE DA APPROVED RL & HEIGHT LIMIT.
- 8 A REGISTERED SURVEYOR IS TO SET OUT THE BUILDINGS, & CONFIRM ALL LEVELS.



- NOTE**
- 1 No vehicle crossing or stockpiling of material on vegetation buffer.
 - 2 All sedimentation control structures to be inspected & maintained by site manager daily.
 - 3 All sediment retaining structures to be cleaned on reaching 50% storage capacity.
 - 4 All existing vegetation will be retained outside the construction site.
 - 5 Clean sediments from footpaths, driveways & roads daily.
 - 6 Roof drainage via sealed pipeline to street gutter on roof completion.



PROPOSED SITE PLAN

1:200



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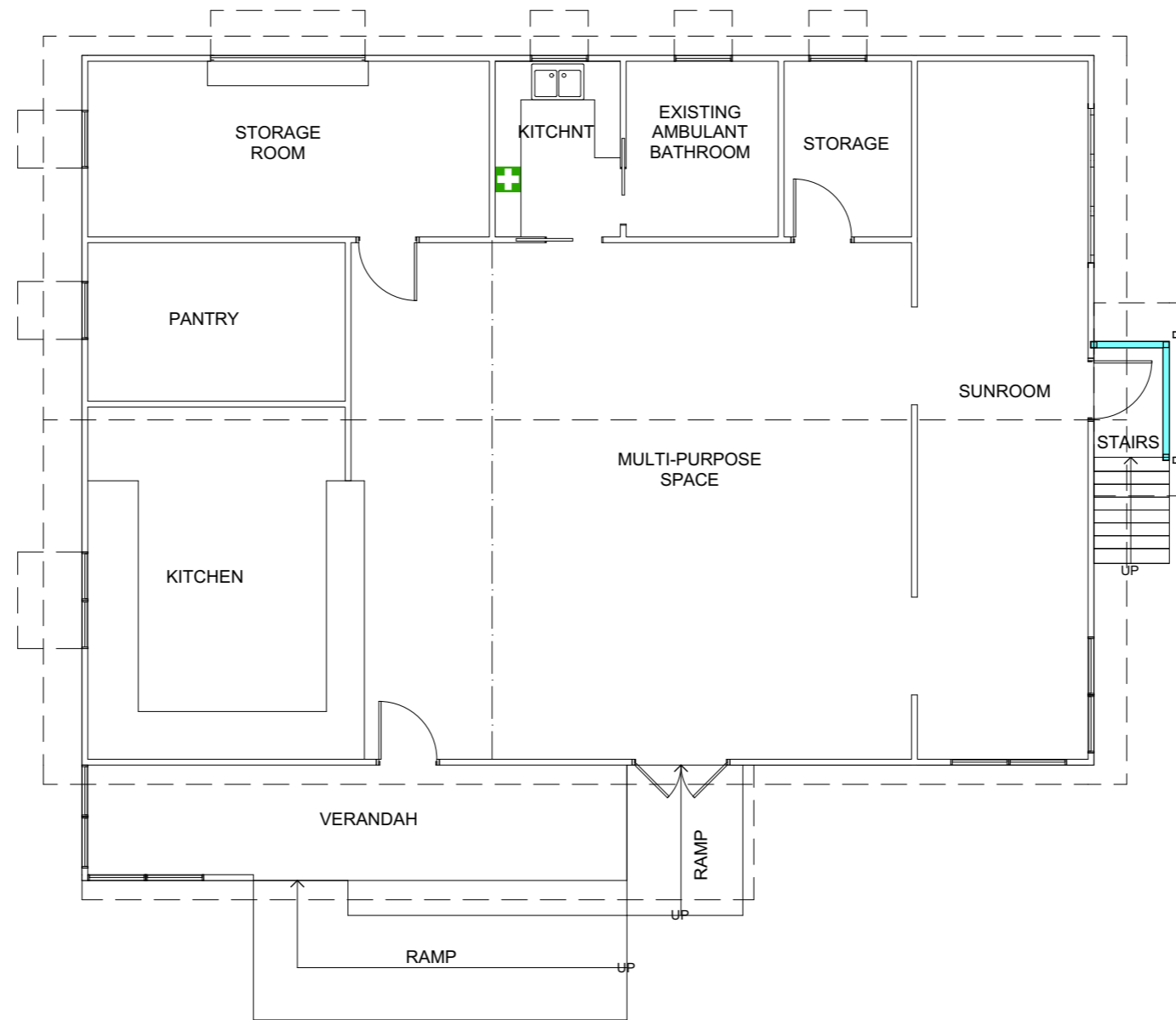
PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND**

CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **SITE PLAN PROPOSED**

FILE **2303378** DATE: **16/02/2023** SHEET: **3** OF **8**

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EXISTING GROUND FLOOR PLAN

1:100



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PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNOGG SHOWGROUND**

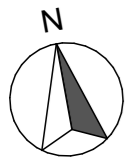
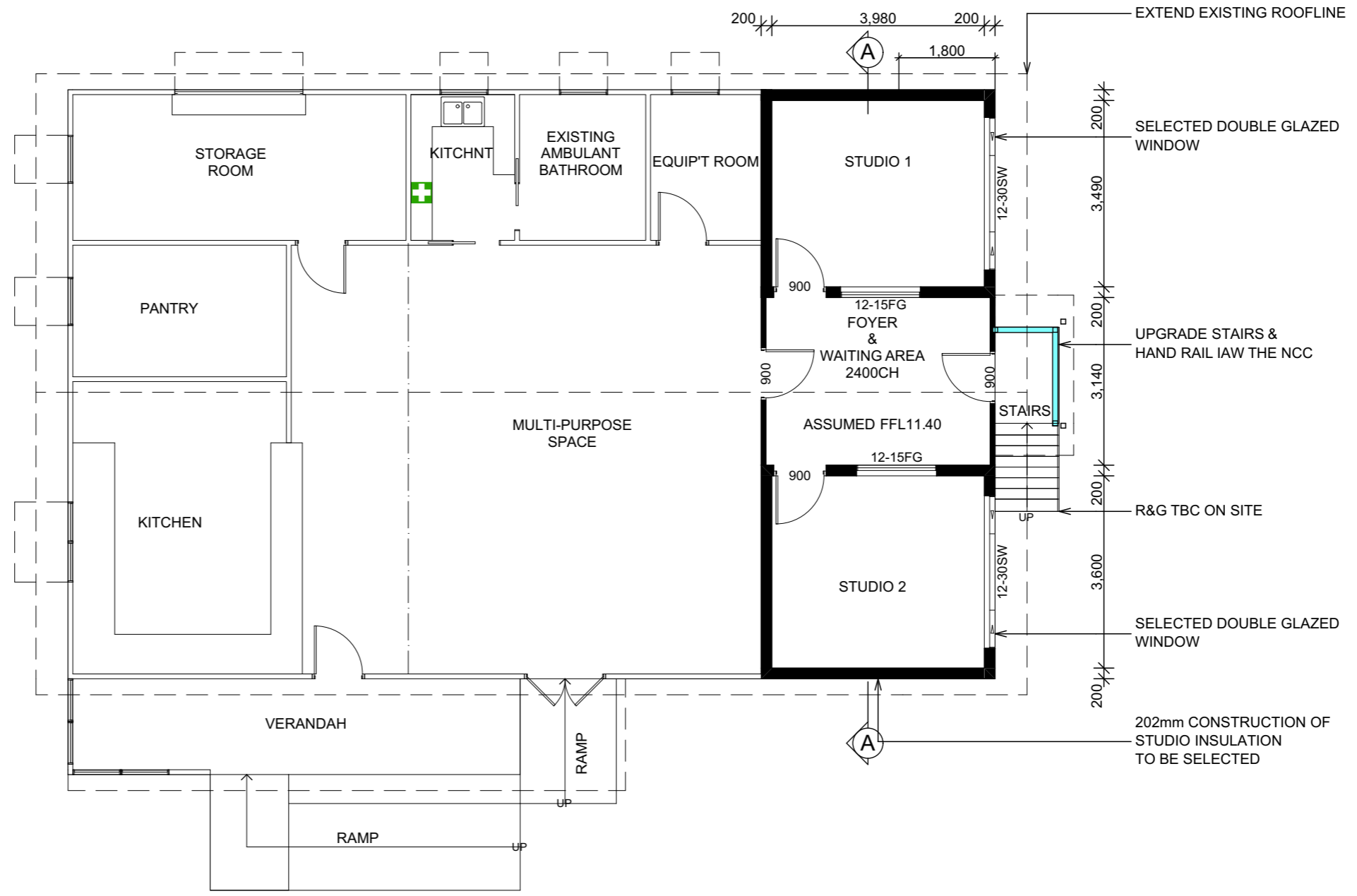
CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **EXISTING GROUND FLOOR PLAN**

FILE **2303378** DATE: **16/02/2023** SHEET: **4** OF **8**

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PROPOSED GROUND FLOOR PLAN

1:100



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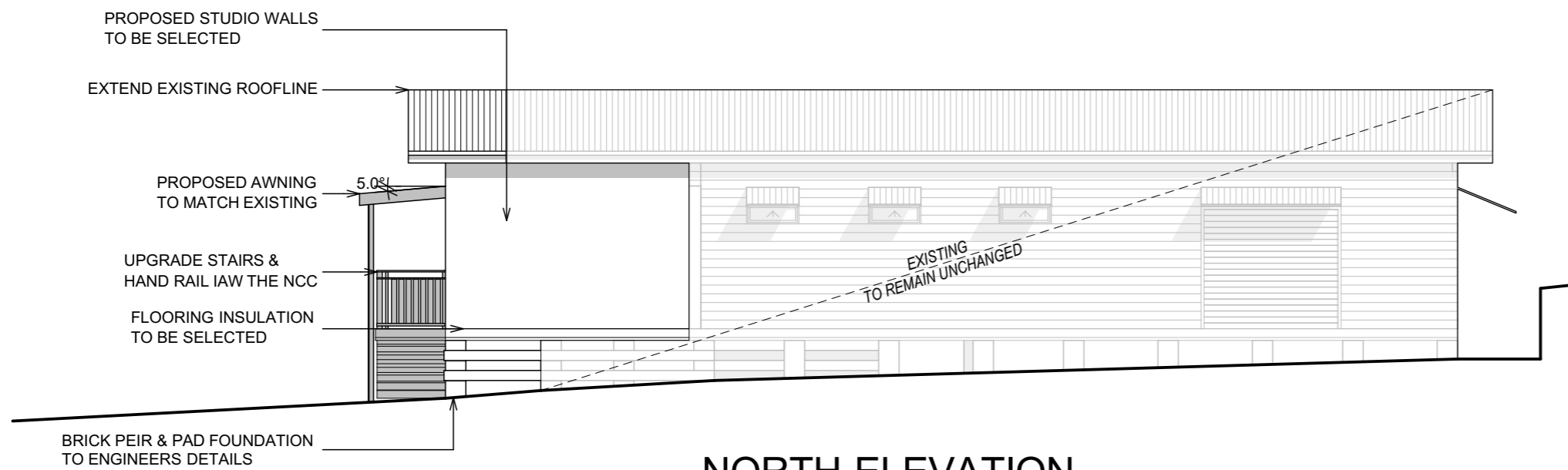
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CLIENT: **PERCEPTION PLANNING Pty Ltd**

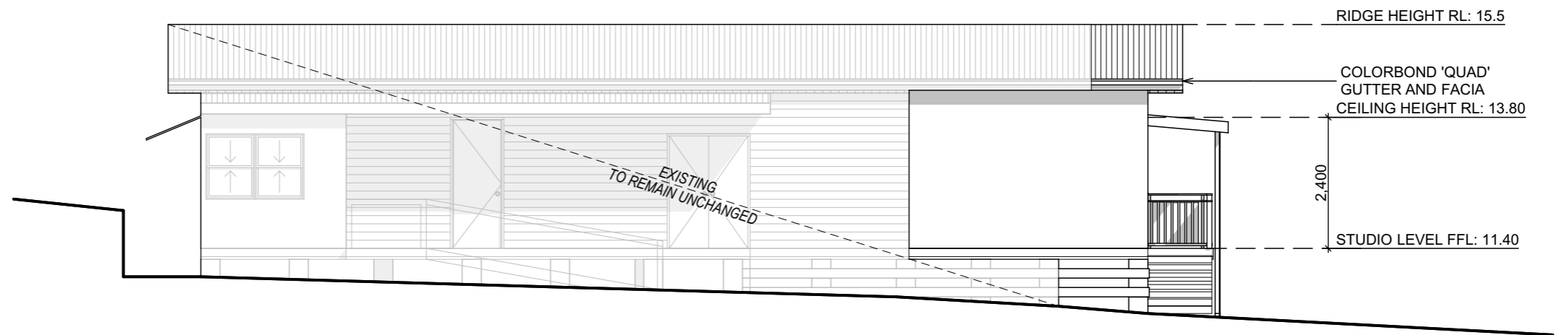
TITLE: **PROPOSED GROUND FLOOR PLAN**

FILE **2303378** DATE: **16/02/2023** SHEET: **5** OF **8**

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NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



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PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND**

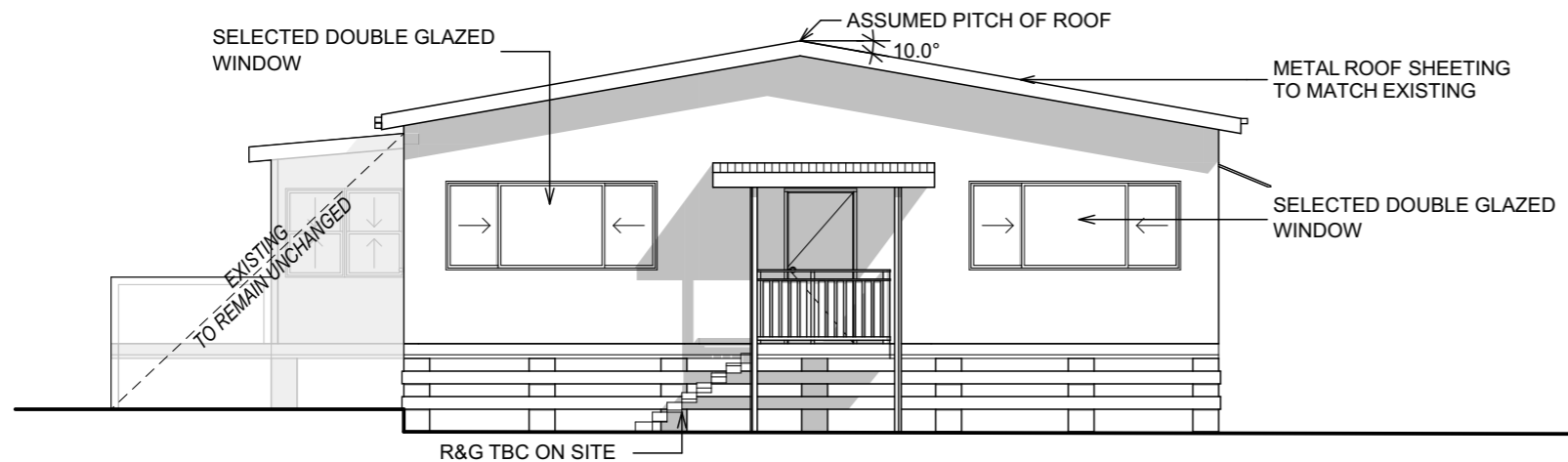
CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **NORTH & SOUTH ELEVATIONS**

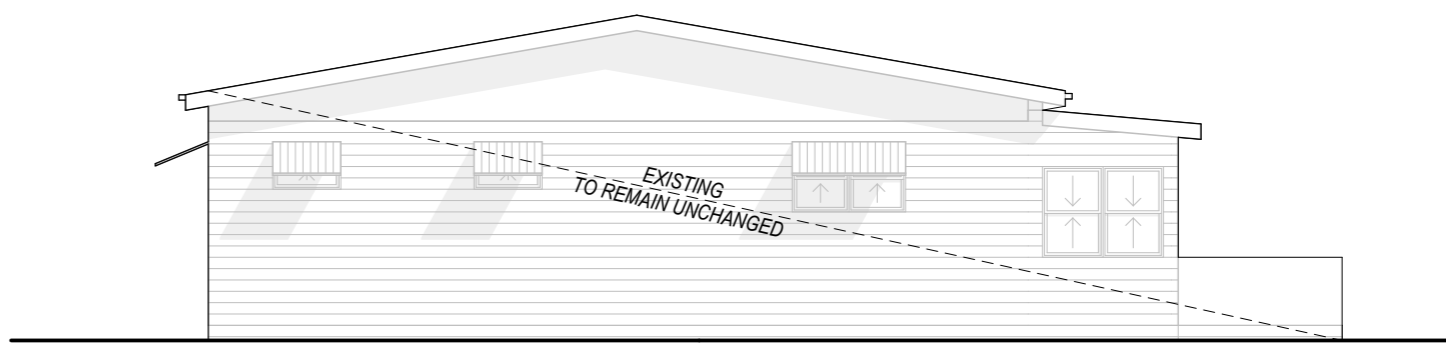
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EAST ELEVATION
1:100



WEST ELEVATION
1:100



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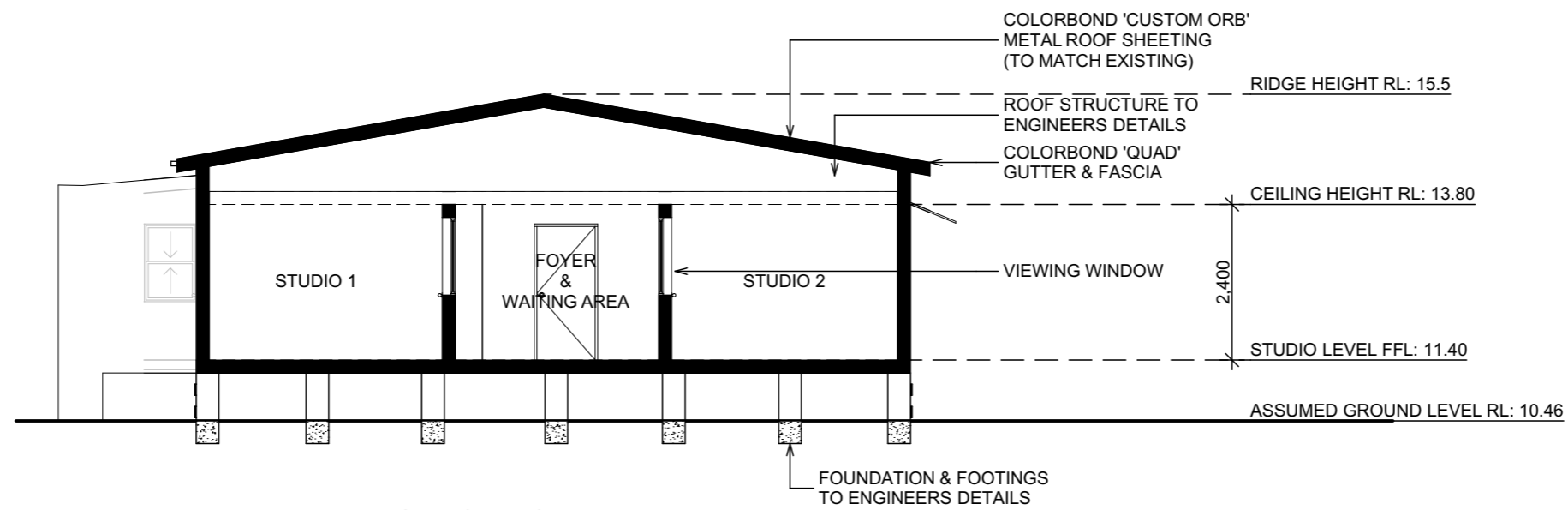
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PROJECT: PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND		
CLIENT: PERCEPTION PLANNING Pty Ltd		
TITLE: EAST & WEST ELEVATIONS		
FILE 2303378	DATE: 16/02/2023	SHEET: 7 OF 8
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SECTION A-A

1:100



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PROJECT: **PROPOSED EXTENSION OF GUIDE HALL AT DUNGOG SHOWGROUND**

CLIENT: **PERCEPTION PLANNING Pty Ltd**

TITLE: **SECTION AA**

FILE **2303378** DATE: **16/02/2023** SHEET: **8** OF **8**

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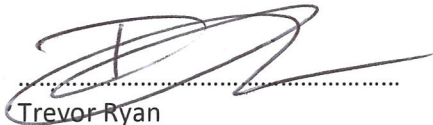




Dungog Shire Council
PO Box 95
DUNGOG NSW 2420
T: (02) 4995 7777 F: (02) 4995 7750
E: shirecouncil@dungog.nsw.gov.au
W: dungog.nsw.gov.au
ABN 62 610 350 056

Council Conflict of Interest Management Statement

Project Name	Alterations and additions to community facility – Dungog Radio.
DA Number	155/2023/1
Potential Conflict	Council Managed Crown Land
Management Strategy	<ul style="list-style-type: none">• Assessment of applications with a low-level risk (as determined by the General Manager) are to be undertaken by council staff.• Determination of applications with a low-level risk are to be determined under delegation by the General Manager.
Contact	Anyone with concerns about Council fulfilling its obligations should report their concerns to Council on (02) 4995 7777 or shirecouncil@dungog.nsw.gov.au



Trevor Ryan

ACTING GENERAL MANAGER

Dated: 26/9/23