

# EAST OWLPEN

## Statement of Environmental Effects

59 Owlpen Lane, Farley

AUGUST 2019

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**“EAST OWLPEN” STATEMENT OF ENVIRONMENTAL EFFECTS**

PROPOSED 44 LOT STAGED RESIDENTIAL SUBDIVISION

Lot 5 DP514629

59 Owlpen Lane Farley. NSW.

## Document Status

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## EXECUTIVE SUMMARY

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The land the subject of this Development Application is located within the Farley Urban Release Area on the eastern side of Owlpen Lane.

The proposed staged subdivision aims to provide for 44 residential lots, 2 ancillary development lots and a drainage reserve. Stage 1 comprises the subdivision of a single residential lot containing the existing dwelling, and a superlot to be redeveloped.

This development will integrate with the development of the Ravensfield subdivision to the west, with the extension of Harlington Avenue (stage 12 Ravensfield) across Owlpen Lane through to the eastern precincts of the URA.

The subdivision will facilitate the extension of the Farley URA and provide additional housing opportunities in the locality.

## 1.0 INTRODUCTION

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This Statement of Environmental Effects has been prepared in support of a Development Application to Maitland City Council for the proposed subdivision of land identified as Lot 5 DP514629, No. 59 Owlpen Lane, Farley. The site has an area of approximately 4.39 hectares.

The land is located on the eastern side of Owlpen Lane, and to the east of the Ravensfield residential development. The land is located within the Farley Urban Release Area (URA) and zoned for future residential development. This will provide the first access point into the eastern precinct of the URA.

The Development Application seeks approval for the staged subdivision of the land into 44 residential lots, 2 ancillary development lots and a drainage reserve. The development is to be undertaken in 4 stages. The construction of roads, earthworks, landscaping, drainage works and installation of utility services are all included as part of this development proposal.

The development of the land will facilitate the development of Precinct 2 of the Farley Urban Release Area.

The existing dwelling and associated infrastructure will be located on Lot 101 in Stage 1.

The subdivision is consistent with the Farley Chapter of the Maitland DCP and Maitland LEP 2011.

The subdivision has been designed to ensure the connectivity of the Ravensfield subdivision across Owlpen Lane through to the eastern precinct of the URA.

Maitland City Council is the consent authority for the Development Application.

## 2.0 THE SITE

The site is located within Farley, to the south of Wollombi Road, and to the east of Owlpen Lane. The land is identified as Lot 5 DP514629 No. 59 Owlpen Lane, Farley. The site comprises an area of approximately 4.39 hectares.

An existing dwelling and associated sheds are located in the south west of the site fronting Owlpen Lane. The land is generally grassed with isolated paddock trees and landscaping associated with the existing dwelling. A natural creek line runs from west to east to the north, outside of the site, and connects with Stony Creek to the east of Farley.

The general location of the site is identified in Figure 1 – Locality Plan and in Figure 2 – Aerial Photograph.

Figure 1 – Locality Plan

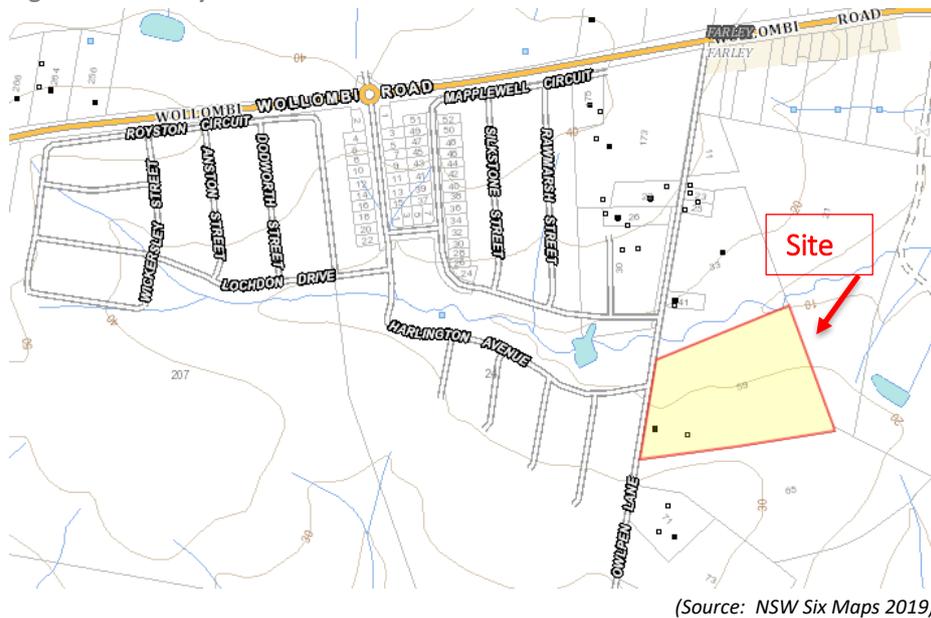


Figure 2 – Aerial Photograph



### 3.0 CONSULTATION

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The subdivision design including the road layout has been prepared in consultation with the representatives of the adjoining properties to ensure an equitable and logical pattern of development, and within the limits and environmental constraints of the land, where known.

### 4.0 PROPOSED DEVELOPMENT

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The proposed development is described as follows:

1. Subdivision comprising 44 residential lots, 2 ancillary development and a drainage reserve;
2. Demolition of existing structures, clearing of land, site regrading and earthworks;
3. Staging of the subdivision into 4 stages;
4. Provision of urban infrastructure including roads, stormwater drainage, water and sewer reticulation, electricity supply and telecommunications.

The components of the proposal are discussed in the following sections.

#### 4.1. SUBDIVISION WORKS & INFRASTRUCTURE

The development to which this application relates aims to create 44 residential allotments. The residential subdivision is proposed to be developed in 4 stages. The plan of subdivision and relevant staging plan is provided in **Appendix A**.

The existing dwelling is to be located wholly within proposed Lot 101, and is to be subdivided as part of the first stage. There are no works proposed in conjunction with Stage 1 of the subdivision.

The residue lot in Stage 2 (Lot 220) is to be created as a drainage reserve and dedicated to Council.

The final Stage 4 comprises the creation of Lot 401 and two residue parcels (Lots 402 and 403) to be transferred to the adjoining property owner subject to negotiations and future development approvals. Lot 402 will be incorporated into the future intersection works and dedicated to Council. Lot 403 will be included into the adjoining land to create a future residential lot.

The land is primarily cleared grasslands with the exception of some isolated trees and established landscaping surrounding the existing dwelling on proposed Lot 101.

Access to the site is to be provided via Owlpen Lane. The road is to be constructed as an extension of Harlington Avenue from Ravensfield to the west. This is designed as a collector road through the URA.

Lots generally range in size from approximately 480m<sup>2</sup> to 1117m<sup>2</sup> with the average lot around 670m<sup>2</sup>.

The development will be serviced with reticulated water and sewer, electricity supply, and waste collection services.

Clearing of the land where necessary, earthworks, road construction and associated drainage, installation of utility services and infrastructure, implementation of sedimentation and erosion control measures and landscaping is included as part of this development application.

## 5.0 STATUTORY PLANNING CONTROLS

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The following legislation, Environmental Planning Instruments (EPIs), regional strategies and local controls are relevant to the proposed development:

### 5.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposed development is classified as integrated development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979 as part of the land is identified as waterfront land. A portion of the basin works are located within 40m of the top of bank of the creek and requires a Controlled Activity Approval under the Water Management Act 2000.

### 5.2. STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies (SEPPs) apply to the proposal:

#### 5.2.1. SEPP 55 – Remediation of Land

Clause 7 of SEPP 55 requires a consent authority to consider whether land is contaminated based on the knowledge of previous land uses on the site, and whether the land is suitable, or can be made suitable, for the purposes of its intended future land use.

A preliminary site investigation assessment was undertaken to determine any potential contaminants on site by Cardno (August 2019) and is provided in **Appendix C**. It was concluded that based on the site history and site inspection the risk of potential contamination was considered to be low. It was recommended that an unexpected finds protocol be followed for the construction and demolition process. This includes site works to cease should potential contamination be encountered and an assessment undertaken, and structures to be assessed for hazardous materials prior to demolition commencing.

The assessment determines that the site is suitable or could be made suitable for residential purposes with respect to contamination.

#### 5.2.2. SEPP Infrastructure 2007 (ISEPP)

The following ISEPP provisions have been considered in relation to the proposal:

- Clause 45(1)(d) relates to development involving the placement of power lines underground. The proposed subdivision intends to provide underground power to all residential lots created. An existing overhead 33kV powerline extends north east – south west through the site. Road 3 has been designed to locate the overhead powerline within the road reserve and thus limit any impacts or encroachments upon future residential lots.
- Clause 104 relates to traffic generating development. Column 2 of Schedule 3 provides the requirements in this respect, in relation to development on a site that has direct vehicular or pedestrian access to any road, other than a classified road.

As the proposed development is not in excess of 200 lots, the application does not require referral to the NSW Roads and Maritime Services (RMS) under the provisions of SEPP Infrastructure 2007. Council is the relevant roads authority for any roadworks on Owlpen Lane.

- Development for the purposes of stormwater management (cl 111), telecommunications (cl 114) and a sewerage reticulation system (cl 106) are also to be undertaken on site, on behalf of the relevant public authorities, and in accordance with the provisions of the ISEPP.

### 5.3. HUNTER REGIONAL PLAN 2036

The Hunter Regional Plan identifies the Farley locality as being within the urban growth area around the strategic centre of Maitland, to be developed for urban purposes.

The Plan supports the continued development of identified greenfield sites such as the Farley URA and recognises the need for the provision of land and infrastructure to meet the demand for additional housing within the region.

The development of the Farley URA is consistent with the goals of the HRP 2036 to provide new housing opportunities and greater housing choice by delivering diverse housing, lot types and sizes, along with healthy built environments with access to open spaces. The proposed subdivision will facilitate the delivery of new housing in an emerging growth area.

### 5.4. MAITLAND LEP 2011

#### Clause 2.1 and 2.2 – Land use Zones

The land is zoned R1 General Residential under the provisions of Council's LEP 2011.

The objectives of the relevant zones are as follows:

#### *Zone R1 General Residential*

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The subdivision layout is adequately designed to allow the development of residential lots consistent with the adjoining approved residential development (DA14-724), and the overall development of the Farley URA.

The lots are adequately sized and located to provide for a variety of housing types and densities.

The proposed subdivision will provide additional housing opportunities for both the local community and the wider region.

Supporting services and infrastructure will be provided throughout the URA as development of Farley evolves. Higher order services are available close by within the Rutherford shopping area, the Maitland CBD and the regional Stocklands GreenHills shopping centre.

The proposed subdivision is consistent with and satisfies the objectives of the relevant zone.

#### Clause 2.6 – Subdivision – consent requirements

Clause 2.6 of the Maitland LEP 2011 provides that land to which this Plan applies may be subdivided with consent.

#### *Part 4 – Principal Development Standards*

#### Clause 4.1 – Minimum Subdivision Lot Size

This clause permits a minimum subdivision lot size of 450m<sup>2</sup> for the R1 General Residential zoned land. There are no maximum floor space ratios or building heights relating to the Farley URA.

Each residential lot to be created satisfies this minimum lot size.

**Clause 5.9 – Preservation of trees or vegetation**

Removal of vegetation on site requires the consent of the Council.

The site comprises isolated trees and vegetation located along the boundary of the land fronting Owlpen Lane and surrounding the established dwelling house.

This application seeks approval for the removal of the trees within the subdivision footprint to undertake construction work. Trees located within the boundaries of the Lot 1 (existing dwelling) will be retained.

***Part 6 – Urban release areas***

Part 6 of the Maitland LEP 2011 refers to Urban Release Areas. The site of the proposed subdivision is located within the Farley Urban Release Area. The following clauses relate to provisions for Urban Release Areas:

**Clause 6.1 – Arrangements for designated State public infrastructure**

This clause requires satisfactory arrangements to be made for the provision of designated State public infrastructure before the granting of consent for the subdivision of land in an Urban Release Area.

Arrangements for the payment of a State Infrastructure Contribution (SIC) are being made and will be finalised prior to the release of the consent for the subdivision of the land.

**Clause 6.2 – Public utility infrastructure**

Reticulated water, sewer and electricity supply services will be provided to the residential subdivision, as development progresses.

**Clause 6.3 – Development Control Plan**

The Farley Urban Release Area Chapter of the Maitland Development Control Plan 2011 applies to the land. The DCP requirements are addressed within Section 6.6.

***Part 7 – Additional local provisions*****Clause 7.1 – Acid Sulfate Soils**

The subject land is identified on Council's Acid Sulfate Soil (ASS) Map as being located on Class 5 land.

The subject site is located at approximately 20m AHD. Excavation works will be required for the provision of infrastructure (roads and drainage works) and to provide for reasonable building sites. The disturbance of any potential Acid Sulfate Soils is not likely as a result of the proposed development.

**Clause 7.2 – Earthworks**

Earthworks are required to be undertaken to facilitate the residential subdivision for which development consent is being sought. A Construction Certificate will be sought following Development Consent outlining the earthworks in conjunction with the civil works.

**Clause 7.3 – Flood Planning**

The subject land is not identified as being within the influence of the 1% flood event.

**Clause 7.4 – Riparian Land and Watercourses**

A watercourse extends along the northern boundary outside of the site (LEP Watercourse Map 4). A drainage basin is proposed to be located in the north eastern corner of the site adjoining this watercourse.

This matter is further addressed in Section 7.5 – Stormwater and Drainage.

## 5.5. MAITLAND DEVELOPMENT CONTROL PLAN 2011

The provisions of the DCP have been taken into consideration in the design of the proposed subdivision.

Table 1 provides a description of compliance with Maitland Development Control Plan 2011, Part F - Farley Urban Release Area. The proposed subdivision is generally consistent with the provisions of the DCP and the overall concept development plan.

**Table 1 – Summary of Compliance with Maitland Development Control Plan 2011**

Part F – Farley URA		
Development Requirements	Comment	Complies
a) Staging and Essential Infrastructure	<p>The site is located within Stage 4 of the URA Staging Plan. The Staging Plan was developed in response to the servicing strategies.</p> <p>Capacity is available within the Farley 1 WWPS and was designed to accommodate to service the development and other land within this catchment. Water is available as an extension of the services constructed for Ravensfield including trunk watermain upgrades throughout the locality.</p> <p>Infrastructure and facilities will be provided in accordance with the DCP and in line with the sequencing schedule within the S94 Plan.</p> <p>The proposed subdivision is consistent with the concept plan, staging, and the design principles of the DCP.</p> <p>The residential subdivision is to be undertaken in 4 stages which provides for a logical sequence of developing the site and provides for internal connections through to the adjoining approved subdivision to the east.</p>	YES
b) Transport Hierarchy Movement	<p>The subdivision is consistent with the road hierarchy in the DCP and that approved as part of the adjoining Ravensfield development.</p> <p>The layout provides for a collector loop road from Owlpen Lane through the eastern precinct of the URA with a connection back to Owlpen Lane to the south of the site. It is designed to function as a bus route.</p> <p>Development contributions will be paid towards road works identified to facilitate the development within the Farley URA.</p> <p>A 1.5m wide pedestrian link will be provided along Road 1.</p> <p>Road widening has been identified along Owlpen Lane as required. All new allotments fronting Owlpen Lane will have direct vehicular access.</p>	YES

c) Overall Strategy	Landscaping	Street trees will be provided along the internal street network having regard to the principles of CPTED and bushfire risk. A Landscaping Plan will be provided to Council with the CC.	YES
d) Passive and Recreational Areas	Active	There are no specific facilities identified as being required on the subject land. Road 1 will form part of the collector road network to service the active open space areas identified in the DCP.  A monetary contribution will be made towards the provision of local parks and neighbourhood sporting facilities within the URA as identified in the Farley Contributions Plan.	YES
e) Stormwater Quality Controls	& Water Management	A stormwater management plan has been designed over the entire site. A basin is to be provided in the north-eastern corner of the site to cater for the residential development.	YES
f) Amelioration of Natural & Environmental hazards		The land is clear of vegetation and is not affected by bushfire, flooding, noise and vibration, or air quality impacts.  An ecological assessment has been prepared in accordance with the relevant legislation and determined that there is not likely to be any significant impact on flora or fauna.  The subdivision is not directly visible from any public vantage points and will not have a significant impact on the visual amenity of the locality.  The land is not located within the curtilage of the heritage listed Owlpen House.  The Aboriginal Due Diligence Assessment did not identify any materials or artefacts present or visible on the land, nor identify the site as having potential to contain sub-surface deposits.	YES
g) Key Development Sites		The land does not form part of a key development site identified within the DCP.	N/A
h) Neighbourhood Commercial & Retail Uses		The development does not propose the inclusion of any neighbourhood commercial or retail uses upon the land.	N/A
i) Provision of Public Facilities & Services		Public facilities and services will be provided in line with the schedule of expenditure determined by the Farley DCP and Development Contributions Plan.	YES

## 6.0 ASSESSMENT OF PLANNING ISSUES

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Section 4.15 of the Environmental Planning and Assessment Act 1979 describes matters for consideration in the assessment of a development application. The following assessment considers the environmental impacts of the proposal on the natural and built environments and the social and economic impacts in the locality, as are relevant to the proposal.

### 6.1. SUBDIVISION DESIGN AND LAYOUT

The subdivision plans are provided in **Appendix A**.

The subdivision layout is consistent with the plan of subdivision that was approved by Council for the adjoining Ravensfield development with the extension of the collector road through the site (Road 1).

A concept plan has been prepared showing linkages and a potential subdivision layout for the development of the adjoining lands within this eastern precinct.

Lot 101 accommodates the existing dwelling located on site which is to be retained. Stages 2 and 3 relate to the subdivision of the residue parcel of the land. Stage 4 proposes the creation of one residential lot and 2 residue lots which are to be incorporated into the development of the adjoining land to the south. The timing of this stage is dependent on the approval and construction of the adjoining development.

The subdivision has been designed to ensure that allotments are capable of supporting future residential development. All lots are at least 450m<sup>2</sup> in size, with a minimum lot size of approx 480m<sup>2</sup> and a maximum lot size of 1117m<sup>2</sup> (excluding the existing dwelling). The average lot size is around 600m<sup>2</sup>. All of the lots are generally at least 30m deep which is adequate for a standard residential house and associated structures.

The allotments are generally orientated on a north-south or east-west alignment which will provide for good solar access and optimises the design of energy smart homes.

Connections with the pedestrian and cycle network will be provided along the collector road/drainage reserve within the URA and co-ordinated with existing approvals on the surrounding land.

Infrastructure including stormwater management, telecommunications, and a sewerage reticulation system is to be provided to each lot within the subdivision.

### 6.2. BUSHFIRE

The land is not identified as Bushfire Prone Land by Maitland City Council and as such a Bushfire Threat Assessment Report is not required.

Land adjoining the drainage reserve will continue to be maintained to ensure an acceptable level of bushfire protection. The proposed subdivision is consistent with the requirements of the Planning for Bushfire Protection guidelines prepared by the NSW Rural Fire Service (RFS).

### 6.3. ECOLOGY

An ecological assessment has been prepared for the site by Firebird ecoSultants Pty Ltd (August 2019). A copy of the report is provided in **Appendix E**. The site has been highly modified over time. It is characterised by cleared and heavily grazed pasture grass with scattered paddock trees.

The flora assessment determines that the vegetation within the site has been modified to an extent that it would no longer be representative of a form of Lower Hunter Spotted Gum - Ironbark Forest (listed as an endangered ecological community under the BC Act).

A grasslands and ground cover assessment has been undertaken in accordance with OEH guidelines which determines that the grassland is non-native (exotic) and is classified as low conservation value.

Two hollow-bearing trees are to be removed in conjunction with the construction works. It is recommended that the hollows be salvaged and replaced within the adjoining native bushland to the west which forms part of the southern Ravensfield land.

Whilst the site may provide marginal habitat for potentially occurring threatened species, it is considered unlikely that the proposal would have a significant impact on native biodiversity or place any viable local populations/communities at risk of extinction. Due to the historic clearing and current land use within the site and immediate area, it is determined that the proposal would also not impact upon connectivity.

## **6.4. HERITAGE**

### **6.4.1. Aboriginal Archaeology**

An Archaeological Assessment was previously prepared by McCardle Cultural Heritage Pty Ltd to support the rezoning of the land, entitled "Farley Investigation Area: Indigenous Archaeological Due Diligence Assessment" (April 2010).

A further Aboriginal Due Diligence assessment has been prepared by Heritage Now Pty Ltd (August 2019) in relation to this development for the subdivision of the land to determine the likelihood of past Aboriginal occupation and the potential presence of Aboriginal objects.

It is an offence to harm an Aboriginal object under the National Parks and Wildlife Act 1974. The National Parks and Wildlife Regulations 2009 provides a framework for exercising due diligence and provides codes of practice in respect to Aboriginal objects as well as defences for carrying out certain low impact activities (Section 80B).

The Due Diligence Assessment identifies an archaeologically sensitive area (described as ASA01) in the south-eastern portion of the site. Further investigations are to be undertaken by archaeological test pitting following development consent and prior to the commencement of construction in that location (Stage 3), under the *Code of Practice for the Investigation of Aboriginal Objects in NSW*.

No further archaeological investigations are necessary within the remainder of the site.

### **6.4.2. European Heritage**

Non-Aboriginal Heritage is regulated through the NSW Heritage Act 1977 and Local Environmental Plans (LEPs) within local Councils.

There are no listed items of heritage significance or heritage conservation areas identified in Schedule 5 of the Maitland LEP 2011 located upon the subject site.

"Owlpen" House is listed in Schedule 5 of Maitland LEP 2011 as a heritage item of local significance within the Farley URA. It is located to the south of the proposed subdivision.

A Heritage Curtilage Study and Statement of Heritage Impact was prepared for Owlpen House by EJE Heritage (April 2015). In relation to this development, the primary heritage curtilage was determined to extend to the northern lot boundary of the property now identified as Lots 1 and 2 DP1209700. Development within this area should be sympathetic to "Owlpen" House and its function.

The subject development will not impact upon the heritage significance of the dwelling. The curtilage has however determined the location of the secondary access into the eastern precinct of the URA to be restricted to Lot 101 DP1233753.

## **6.5. FLOODING AND STORMWATER**

### **6.5.1. Flooding**

The land is not identified as being affected by the 1% flood event.

### **6.5.2. Stormwater and Drainage**

A Stormwater Management Strategy has been prepared for the site by High Definition Design Pty Ltd (August 2019). A copy of the Strategy is provided in **Appendix B**.

A stormwater basin is to be constructed in the north eastern corner of the site to cater for the residential development of the land. The basin is to be constructed in Stage 2.

Local stormwater management will involve the collection of stormwater by a pit and pipe drainage network. Drainage easements will be created where necessary to manage stormwater on site. Details of the proposed drainage system will be provided with the engineering plans at Construction Certificate stage.

## **6.6. GEOTECHNICAL ASSESSMENT**

Cardno (August 2019) have prepared a Preliminary Site Investigation (PSI) assessment to determine the likelihood of potential contamination on site and the suitability of the land for residential development. A copy of the report is provided in **Appendix C**.

The land contains an existing dwelling and associated sheds, and has otherwise historically been used for grazing.

Some risk of localised contamination was identified in the demolition of the existing structures. It was also recommended that an unexpected finds protocol be followed which requires works to cease on site should any potential contamination be encountered and assessments undertaken to determine the necessary requirements for removal and disposal.

The PSI report indicates that any potential contamination is expected to be readily remediated during earthworks and construction of the development and would not preclude the development of the land for residential development.

## **6.7. EROSION AND SEDIMENT CONTROL**

Earthworks will be undertaken on site during the construction of each stage of the subdivision. An Erosion and Sediment Control Plan (ESCP) will be submitted to Council with the Construction Certificate.

## **6.8. TRAFFIC AND ACCESS**

Extensive traffic analysis and modelling has occurred in conjunction with the rezoning of the URA and the preparation of the Farley Contributions Plan.

A threshold of the release of 150 lots has been placed on the URA prior to the construction of traffic control signals at the Wollombi Road/New England Highway intersection. The design of these signals is underway and is being constructed by another party. Monetary contributions will be made towards roadworks in accordance with the requirements of the Contributions Plan.

It is noted that the approval and construction of subdivision works are not restricted by this threshold. It should also be recognised the time lapse of at least 12 months or greater between the release of lots and the generation of traffic as a result of all of those lots. A total of only 83 lots have to been released to date from approvals issued in 2015.

The internal roadwork proposed by this subdivision is consistent with the DCP and the approved Ravensfield development on the adjoining land. The extension of Harlington Avenue from the west will connect with Road 1 into the eastern precinct of the URA. This will become the primary collector road and bus route due to the constraints of Owlpen Lane and the need to limit traffic movements. As determined during the preparation of the DCP with Council, it was intended that the Owlpen Lane crossing is to be posted with stop signs or give way controlled, and would primarily only provide access through to the south to the HWC Waste Water Treatment Works (WWTW) and limited residential allotments.

Road 1 will form part of the link road and bus route to the sporting fields and return back to Owlpen Lane to the south of the site in accordance with the Farley URA Area Plan. Due to the location of the heritage listed "Owlpen" House, there are no immediate alternatives for the location of the second intersection.

Road 3 has been positioned to locate the existing overhead power within the road reserve to minimise any impacts or encroachments on private properties. It will connect through to the second intersection from Owlpen Lane on the adjoining land in the south, subject to separate development approval.

## **6.9. LANDSCAPING**

The residential land proposed to be developed is primarily cleared agricultural land with some isolated stands of trees within the property, screen planting along the boundary fronting Owlpen Lane, and surrounding the existing dwelling.

The concept subdivision layout has been designed where possible with Road 1 fronting the riparian corridor. The alignment is determined by the intersection with the Ravensfield estate and the location of the stormwater basin.

A Landscaping Plan will be prepared for the subdivision in conjunction with the Construction Certificate, having regard to bushfire regulations and the management and maintenance of the drainage reserve. Street trees will be provided along the internal roads within the subdivision.

## **6.10. SERVICES AND INFRASTRUCTURE**

A servicing strategy has been prepared for the URA which also identifies the likely staging and sequencing for the provision of services. The subject land is located within Precinct/Stage 4 however is in the same servicing catchment as Stage 1. A WWPS has been constructed in the low lying area to the north east of the site and was designed to accommodate the development of both precincts 1 and 4.

The gravity sewer main runs along the northern boundary of the subject site. The rising sewer main runs through the land to the east from the WWPS, then south to the WWTW facility. Water services will be extended from the Ravensfield development.

Stage 1 involves the subdivision of the existing dwelling from the residue parcel. As proposed Lot 1 is already serviced and established it is intended to complete this first stage prior to the provision of reticulated services to the land. There are no works proposed in conjunction with Stage 1 of the subdivision.

Prior to the release of the subdivision for each stage, electrical, NBN, water and sewer will be provided to all residential allotments within the subdivision, in accordance with requirements of the relevant public authorities.

The provision of pedestrian/cycleway links, and access to the adjoining sports field and local parks will be provided as the development progresses in accordance with the provisions of the Farley DCP Chapter and in line with the sequencing schedule and priorities for expenditure identified in the Farley Contributions Plan.

Overall, it is considered that the infrastructure proposed both as part of the site specific development works and the wider urban release area planning is adequate to meet the demands for the area.

### **6.11. SAFETY AND SECURITY**

The proposed subdivision has been designed with regards to the design principles of Crime Prevention Through Environmental Design (CPTED) to maximise safety and security.

The road and pedestrian network provides a clearly defined path of travel with clear sightlines between public and private places. Appropriate lighting of the public streets will be provided and will comply with relevant Australian Standards.

The subdivision design provides opportunities for future housing to provide for natural surveillance of public spaces. Street tree planting will be provided to minimise the opportunities for concealment, while providing for a high level of amenity.

### **6.12. SITE SUITABILITY**

The NSW State Government has supported the direction of urban expansion in this locality. The site is suitable for the proposed development for the following reasons:

- The proposal is permissible with consent within the R1 General Residential zone under the provisions of Maitland LEP 2011;
- The subdivision proposal has been designed in accordance with the principles of the Maitland LEP 2011 and the Farley URA Chapter of Maitland DCP 2011;
- The development will provide a range of housing opportunities for the community, in an identified Urban Release Area with access to schools, shops, and sporting and community facilities.
- The proposed subdivision has been located and designed so as to minimise and manage the environmental effects on the environment;
- The site can be adequately serviced;
- The subject land is not located within a proclaimed Mine Subsidence District and is not subject to any building restrictions imposed by the Mine Subsidence Board;
- The subject land in the location of the proposed residential subdivision is not affected by traffic or rail noise or vibration as a result of the proximity of the Great Northern Railway or Wollombi Road;
- The site investigations have determined that the land is suitable for its intended purpose for development; and
- The subdivision will contribute towards meeting the housing demands of the Lower Hunter which in turn will contribute towards economic growth within the Maitland LGA.

It is determined that the site is suitable for the residential subdivision as proposed.

## 7.0 CONCLUSION

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This Statement of Environmental Effects has been prepared to support the development application for the subdivision of land to facilitate development for residential housing within the Farley Urban Release Area.

The proposal involves the subdivision of residentially zoned land into 44 residential lots, 2 ancillary development lots, and a drainage reserve. The development is to be undertaken in 4 stages.

The development is consistent with Council's Farley URA Chapter of the Maitland Development Control Plan and the recently approved subdivision adjoining the land to the west, identified as "Ravensfield".

Satisfactory arrangements will be made prior to the release of any development consent towards the provision of State public infrastructure in accordance with the relevant statutory requirements.

The proposed residential allotments are designed to accommodate residential housing with adequate vehicular access, solar access opportunities and open space for future occupants. The proposed allotments are capable of being serviced by sewer and water, and stormwater, electricity and telecommunications infrastructure.

The subdivision provides a range of lot sizes to accommodate different housing types in order to conform to the NSW State Government policies and Council's strategic planning for the Maitland LGA.

The proposal is considered suitable for the site and represents an efficient use of land.

It is considered to be in the public interest and will provide additional housing stock and new infrastructure, and will contribute towards the provision of community facilities and public recreation areas to benefit the local community.

The environmental effects of the development have been considered in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal is not considered to have a significant impact upon the built or natural environments, or the social or economic fabric of the locality.

It is recommended that the subdivision be supported by Council.

## 8.0 APPENDICES

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# Appendix A

## SUBDIVISION PLANS

## Appendix B

# STORMWATER MANAGEMENT

## Appendix C

# PRELIMINARY SITE INVESTIGATION

## Appendix D

# ABORIGINAL DUE DILIGENCE

# Appendix E

## ECOLOGICAL ASSESSMENT

