



# Statement of Environmental Effects

**Proposed Manufactured Home Estate - 16 Denton  
Close and 10 River Road, Windella NSW 2320**

## **Sable Point Pty Ltd**

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Prepared by:

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## Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Sable Point Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



## Executive Summary

This Statement of Environmental Effects (SEE) is submitted to Maitland City Council (Council) to support the construction of a manufactured home estate at 10 River Road and 16 Denton Close, Windella NSW 2320.

The site is located across two lots, legally described as Lot 9 of DP553872 and Lot 1 in DP245953 with an overall site area of approximately 14.2 ha. Windella is located between the townships of Lochinvar to the west and Rutherford to the east and is characterised by low-density rural-residential development. The Hunter Valley wine region including Lovedale and Pokolbin is approximately a 15-minute drive to the south-west.

Specifically, the proposed development includes:

- Demolition of all existing structures across both lots;
- Removal of trees;
- Earthworks
- Construction of a 282 lot manufactured home estate including:
  - Construction of internal roads;
  - Construction of community facilities including community clubhouse building, swimming pool, lawn bowls green and pickleball courts;
  - Establishment of site landscaping incorporating walking tracks;
- Other minor works identified on Master Plan included at **Appendix A** and the Architectural Plans attached at **Appendix B**.

It is intended to construct the development across 18 separate stages beginning at the River Road frontage and progressing east throughout Lot 9 and then north through Lot 1. The provision of community facilities will also be constructed across three stages as demand for facilities increases to coincide with dwelling installation and occupation.

Manufactured home estates of this nature are becoming increasingly popular with the aging population as they provide numerous social and lifestyle benefits in a low-maintenance, affordable and secure setting. The estate will feature resort style community facilities for the enjoyment of the residents and their guests and will foster ongoing social interactions. A selection of architecturally designed dwelling options will be available for future residents to choose from which ensures that the character and amenity of the estate is maintained into the future.

Development of the site will require a total of 323 biodiversity offset credits to be retired to offset removal of native vegetation and potential impacts on threatened species. Due to survey gaps, the BDAR has assumed presence for a number of threatened species. It is noted that additional fauna surveys are currently underway, the results of which are likely to lessen the number of offset credits required.

High-quality landscaping will be provided throughout the site, offsetting tree removal. The intent of the landscaping scheme presented for the site is to blend the development with the existing landscape character. Mass planting will be provided around the boundaries of the site supplementing the significant tree retention in these areas and providing a buffer from the external road network neighbouring properties.

The proposed development incorporates an integrated overall approach to site development incorporating high quality community facilities and a high level of amenity for future residents whilst protecting the local character and amenity of surrounding land holdings.



This SEE has addressed the potential impacts arising from the proposal on surrounding properties including traffic, access, noise, visual amenity, waste, and stormwater management. Where necessary, mitigation measures are proposed to minimise any identified potential impacts and reduce potential risk associated with the development. Furthermore, it is in the interest of the future operators to employ strict management procedures across the operation to ensure that the development is a safe, efficient, and pleasant environment in which to live.

The proposal is generally compliant with relevant legislative requirements and Environmental Planning Instruments, in particular, the design requirements contained within the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021*. As assessed, the proposed land use is permissible within the RU2 zoning pursuant to the enabling provisions of State Environmental Planning Policy (Housing) 2021 and will assist in meeting the strategic direction of the Maitland City Council Local Housing Strategy 2041.

Given the merit of the proposal, and the absence of any significant adverse environmental impacts, this DA is considered to be in the public's interest and worthy of Council's support.



## Table of Contents

|   |           |
|---|-----------|
| <b>Basis of Report</b> .....  | <b>i</b>  |
| <b>Executive Summary</b> .....  | <b>ii</b> |
| <b>1.0 Introduction</b> .....   | <b>7</b>  |
| <b>2.0 Site Analysis</b> .....  | <b>7</b>  |
| 2.1 Site Location and Context .....   | 7         |
| 2.2 Site Description .....  | 8         |
| <b>3.0 Proposed Development</b> .....   | <b>10</b> |
| 3.1 Development Description .....   | 10        |
| 3.2 Staging .....   | 10        |
| 3.3 Community Facilities .....  | 11        |
| 3.4 Demolition and Earthworks .....   | 11        |
| 3.5 Signage .....   | 12        |
| 3.6 Waste Management .....  | 12        |
| 3.7 Stormwater Management .....   | 12        |
| 3.8 Vehicular Access and Parking .....  | 12        |
| 3.9 Landscaping .....   | 13        |
| 3.10 Tree Retention and Removal .....   | 13        |
| 3.11 Construction Management .....  | 13        |
| <b>4.0 Relevant legislation and Planning Controls</b> .....   | <b>14</b> |
| 4.1 Environmental Planning and Assessment Act 1979 .....  | 14        |
| 4.1.1 Integrated Development .....  | 14        |
| 4.2 Local Government Act 1993 .....   | 15        |
| 4.3 Rural Fires Act 1997 .....  | 15        |
| 4.4 Biodiversity Conservation Act 2016 .....  | 15        |
| 4.5 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds<br>and Movable Dwellings) Regulation 2021 ..... | 17        |
| 4.6 State Environmental Planning Policy (Biodiversity and Conservation) 2021 .....  | 17        |
| 4.6.1 Chapter 3 – Koala Habitat Protection 2020 .....   | 17        |
| 4.7 State Environmental Planning Policy (Housing) 2021 .....  | 18        |
| 4.7.1 Permissibility .....  | 18        |
| 4.7.2 Subdivision .....   | 18        |
| 4.7.3 Additional matters for consideration .....  | 18        |
| 4.8 State Environmental Planning Policy (Transport and Infrastructure) 2021 .....   | 19        |
| 4.8.1 Clause 2.119 Development with Frontage to Classified Road .....   | 19        |
| 4.8.2 Clause 2.122 Traffic Generating Development .....   | 20        |
| 4.9 State Environmental Planning Policy (Industry and Investment) 2021 .....  | 20        |



|            |  |           |
|------------|--|-----------|
| 4.10       | State Environmental Planning Policy (Resilience and Hazards) 2021..... | 21        |
| 4.11       | Maitland Local Environmental Plan 2011.....                            | 21        |
| 4.11.1     | Relevant Clause under LEP 2011 .....                                   | 23        |
| 4.12       | Maitland Development Control Plan 2011 .....                           | 24        |
| 4.13       | Draft Legislation .....  | 24        |
| <b>5.0</b> | <b>Assessment of Planning Issues.....</b>                              | <b>28</b> |
| 5.1        | Compliance with Planning Instruments and Controls.....                 | 28        |
| 5.2        | Traffic, Parking and Access.....                                       | 28        |
| 5.2.1      | Access, Servicing and Internal Layout.....                             | 28        |
| 5.2.2      | Parking Provision .....  | 29        |
| 5.3        | Visual Impact.....   | 29        |
| 5.4        | Social and Economic Impact .....                                       | 32        |
| 5.4.1      | Social Impacts.....  | 32        |
| 5.4.2      | Economic Impacts.....  | 33        |
| 5.5        | Noise.....   | 33        |
| 5.5.1      | Operational Noise.....   | 34        |
| 5.5.2      | Construction Noise .....   | 34        |
| 5.5.3      | Road Noise .....   | 34        |
| 5.5.4      | Aircraft Noise.....  | 35        |
| 5.6        | Safety and Security .....  | 35        |
| 5.7        | Soils .....  | 36        |
| 5.7.1      | Contamination .....  | 36        |
| 5.7.2      | Erosion and Sediment Control.....                                      | 37        |
| 5.8        | Heritage .....   | 37        |
| 5.8.1      | Aboriginal Heritage.....   | 37        |
| 5.9        | Ecology .....  | 38        |
| 5.10       | Landscaping.....   | 38        |
| 5.11       | Stormwater Management .....  | 39        |
| 5.12       | Waste Management .....   | 39        |
| <b>6.0</b> | <b>Conclusion.....</b>   | <b>41</b> |

## Tables in Text

|         |  |    |
|---------|--|----|
| Table 1 | Construction Staging .....   | 10 |
| Table 2 | Ecosystem Credit Requirements (Source: Biodiversity Development Assessment Report) ..... | 16 |
| Table 3 | Species Credit Requirements (Source: Biodiversity Development Assessment Report) .....   | 16 |



|         |                                    |    |
|---------|------------------------------------|----|
| Table 4 | Compliance Summary .....           | 17 |
| Table 5 | Review of Proposed Amendments..... | 24 |

## Figures in Text

|          |   |    |
|----------|---|----|
| Figure 1 | Locality Plan (Source: Nearmap) .....                     | 8  |
| Figure 2 | Site Aerial (Source: Near Maps) .....                     | 9  |
| Figure 3 | Cadastral Plan (Source: Six Maps) .....                   | 9  |
| Figure 4 | Bushfire Mapping (Source: eplanning Spatial Viewer) ..... | 15 |
| Figure 5 | Zoning Extract (Source: ePlanning Spatial Viewer).....    | 22 |
| Figure 6 | VIA viewpoints (Source: Visual Impact Assessment) .....   | 30 |
| Figure 7 | Viewpoint Analysis (Visual Impact Assessment) .....       | 31 |

## Appendices

|                   |   |
|-------------------|---|
| <b>Appendix A</b> | <b>Master Plan</b>                                    |
| <b>Appendix B</b> | <b>Architectural Plans</b>                            |
| <b>Appendix C</b> | <b>Compliance Tables</b>                              |
| <b>Appendix D</b> | <b>Civil Plans</b>                                    |
| <b>Appendix E</b> | <b>Landcape Plan</b>                                  |
| <b>Appendix F</b> | <b>Staging Plan</b>                                   |
| <b>Appendix G</b> | <b>Acoustic Report</b>                                |
| <b>Appendix H</b> | <b>Arborist Report</b>                                |
| <b>Appendix I</b> | <b>Bushfire Assessment</b>                            |
| <b>Appendix J</b> | <b>Biodiversity Development Assessment Report</b>     |
| <b>Appendix K</b> | <b>Traffic Impact Assessment</b>                      |
| <b>Appendix L</b> | <b>Aboriginal Heritage</b>                            |
| <b>Appendix M</b> | <b>Preliminary Site Investigation (Contamination)</b> |
| <b>Appendix N</b> | <b>CPTED Assessment</b>                               |
| <b>Appendix O</b> | <b>Social Impact Assessment</b>                       |
| <b>Appendix P</b> | <b>Visual Impact Assessment</b>                       |
| <b>Appendix Q</b> | <b>Waste Management Plan</b>                          |
| <b>Appendix R</b> | <b>Survey Plan</b>                                    |
| <b>Appendix S</b> | <b>QS Report</b>                                      |



## 1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) have prepared this Statement of Environmental Effects (SEE) on behalf of Sable Point (the Client) for the construction of a manufactured home estate at 10 River Road and 16 Denton Close, Windella NSW 2320.

Specifically, the proposed development includes:

- Demolition of all existing structures across both lots;
- Removal of trees;
- Earthworks
- Construction of a 282 lot manufactured home estate including:
  - Construction of internal roads;
  - Construction of community facilities including community clubhouse building, swimming pool, lawn bowls green and pickleball courts;
  - Establishment of site landscaping incorporating walking tracks;
- Other minor works identified on the Master Plan at **Appendix A** and Architectural Plans attached at **Appendix B**.

This SEE describes the site, its environments, the proposed development and provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This report should be read in conjunction with the supporting information attached to this application.

Whilst approval is not specifically sought for a senior living development, the estate will be marketed to retirees under the banner of “Windella Retirement Community”. Manufactured home estates of this nature are becoming increasingly popular with the aging population as they provide numerous social and lifestyle benefits in a low-maintenance, affordable and secure setting. The estate will feature resort style community facilities for the enjoyment of the residents and their guests and will foster social interactions. A selection of architecturally designed dwelling options will be available for future residents to choose from which ensures that the character and amenity of the estate is maintained into the future.

## 2.0 Site Analysis

### 2.1 Site Location and Context

The site is located across two lots, legally described as Lot 9 of DP553872 and Lot 1 in DP245953 and is generally referred to as 16 Denton Close and 10 River Road, Windella NSW 2320. The site is located within the Maitland Local Government Area (LGA) and is governed by Maitland City Council.

Windella is located between the townships of Lochinvar to the west and Rutherford to the east. The Hunter Valley wine region including Lovedale and Pokolbin is approximately a 15-minute drive to the south-west.

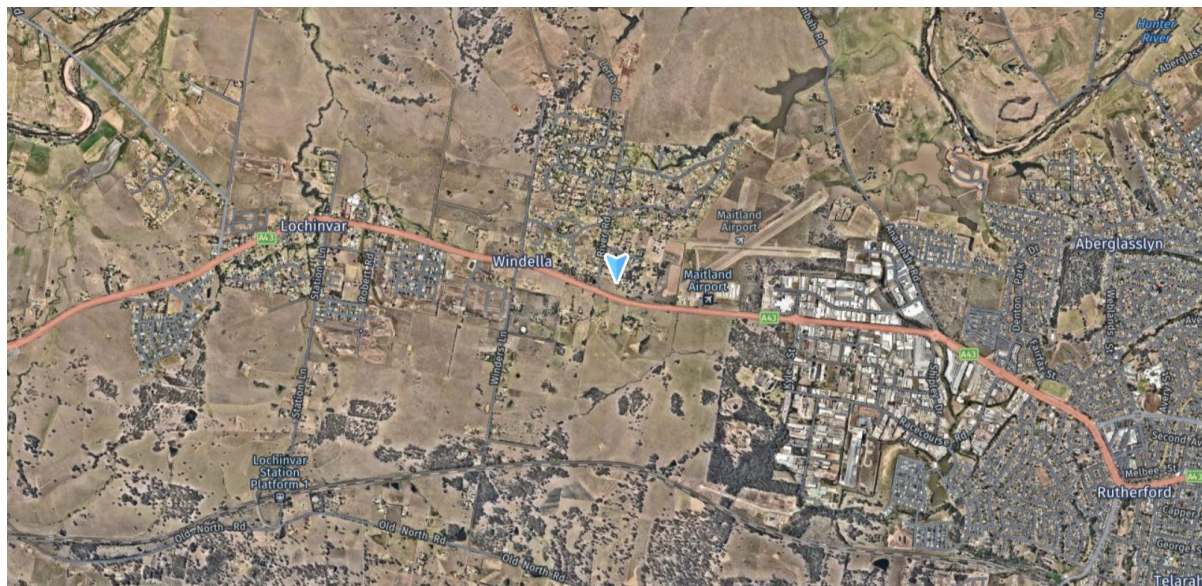
Located north and west of the site is R5 Large Lot Residential zoned land, which predominately comprises of one and two storey dwellings with several lots containing sheds and scattered vegetation. Located south of the site is E3 Productivity Support zoned land, consisting of several dwellings and outbuildings and predominately vacant land with scattered vegetation.





Located approximately 200m east of the site is SP1 Aerodrome zoned land, containing Maitland Airport, also known as Russel Field. Maitland Airport “Russell Field” became a certified aerodrome on 13 April 2006. The aerodrome is identified as *R130 – Maitland* and is operated by Royal Newcastle Aero Club. There are currently no airline services, with the airfield catering mostly to general aviation and recreational category aircraft.

**Figure 1 Locality Plan (Source: Nearmap)**



## 2.2 Site Description

Across both lots, the site holds a 455m frontage to New England Highway (a state classified road) to the south and a 109m frontage to River Road to the west. Denton Close terminates at the western boundary of Lot 9 DP 553872. Existing access is currently provided to 10 River Road via River Road to the west of the site while existing access to 16 Denton Close is currently provided via Denton Close, located west of the site.

The site is approximately 14.2 hectares in total, with 16 Denton Close being approximately 9.9 hectares and 10 River Road being approximately 4.34 hectares. The site has a relatively even slope to the south-east and both lots are generally rectangular in shape, forming an L-shaped development site. Currently one dwelling and several outbuildings are located on each lot. Both lots contain scattered vegetation across the site and 16 Denton Close contains a dam in the southern portion.

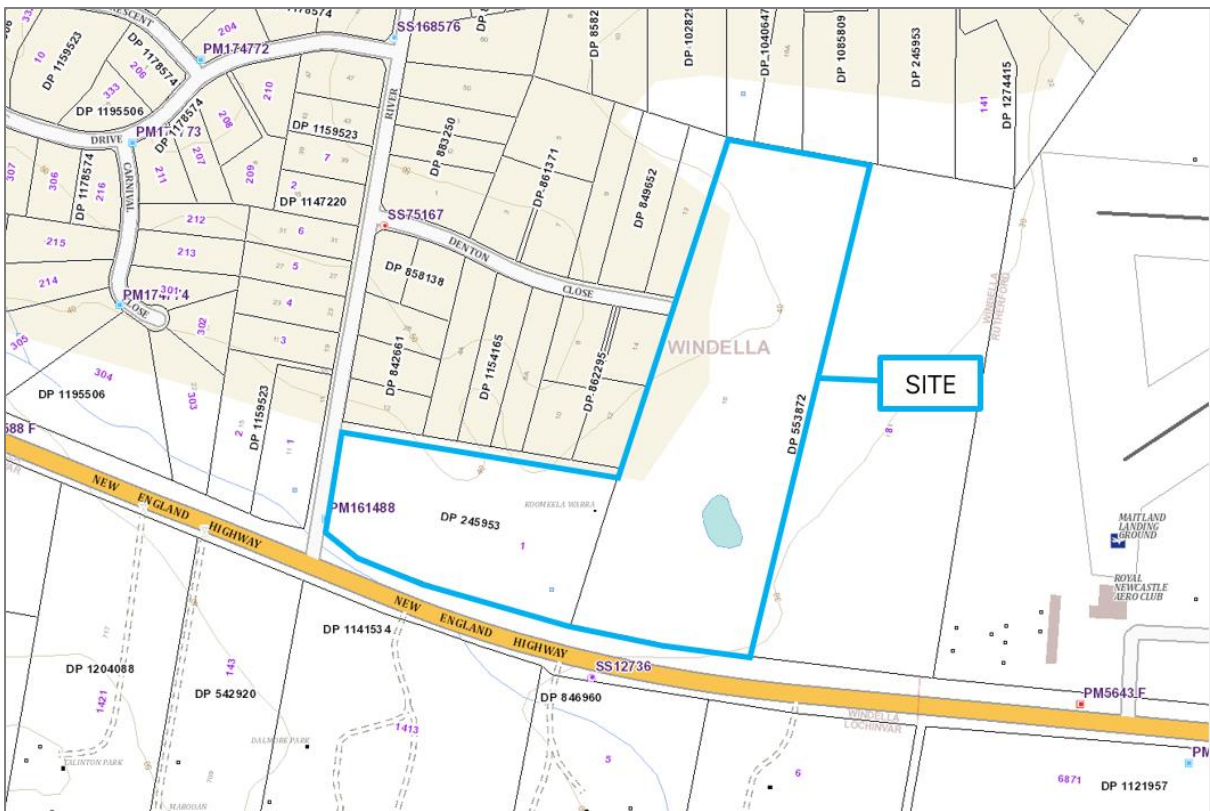
Refer to **Figure 2** and **Figure 3** for the site aerial and cadastral plan.



Figure 2 Site Aerial (Source: Near Maps)



Figure 3 Cadastral Plan (Source: Six Maps)



## 3.0 Proposed Development

This section of the SEE provides a detailed description of the proposed Windella Retirement Community and ancillary elements.

### 3.1 Development Description

The proposal will include the following elements:

- Demolition of all existing structures across both lots;
- Removal of trees;
- Earthworks
- Construction of a 282 lot manufactured home estate including:
  - o Construction of internal roads;
  - o Construction of community facilities including community clubhouse building, swimming pool, lawn bowls green and pickleball courts;
  - o Establishment of site landscaping incorporating walking tracks;
  - o Construction of stormwater bioretention basins;
- Other works identified within the plan set at **Appendix A** and **Appendix B**.

It is intended to subdivide the estate for lease purposes with each dwelling site forming a separate lot. Leasing of sites will be undertaken under the provisions of the Residential (Land Lease) Communities Act 2013[CS1].

### 3.2 Staging

Construction of the development is to be undertaken across 18 stages beginning at the River Road frontage and progressing east throughout Lot 9 and then north through Lot 1 as depicted in **Appendix F**. Projected works within each stage are as follows:

**Table 1 Construction Staging**

| Stage    | Proposed Works  |
|----------|---|
| Stage 1  | 7 dwelling sites and temporary bio retention area       |
| Stage 2  | 15 dwelling sites                                       |
| Stage 3  | 16 dwelling sites                                       |
| Stage 4  | 17 dwelling sites                                       |
| Stage 5  | 18 dwelling sites                                       |
| Stage 6  | 9 dwelling sites and stage 1 of the community clubhouse |
| Stage 7  | 15 dwelling sites and bio retention area (south)        |
| Stage 8  | 7 dwelling sites  |
| Stage 9  | 12 dwelling sites                                       |
| Stage 10 | 17 dwelling sites                                       |
| Stage 11 | 19 dwelling sites                                       |
| Stage 12 | 19 dwelling sites                                       |



| Stage    | Proposed Works   |
|----------|--|
| Stage 13 | 20 dwelling sites  |
| Stage 14 | 21 dwelling sites and Stage 2 of the Community Clubhouse, lawn bowls green and pickleball courts |
| Stage 15 | 21 dwelling sites and bioretention area (north)  |
| Stage 16 | 20 dwelling sites  |
| Stage 17 | 19 dwelling sites and Stage 3 of the Community Clubhouse and swimming pool                       |
| Stage 18 | 10 dwelling sites  |

Landscaping and civil works will progress through the site with each stage to ensure that adequate servicing and infrastructure is provided along with landscaping works to achieve a pleasant environment for residents of the estate.

### 3.3 Community Facilities

The development includes the provision of a community clubhouse building, lawn bowls green, pickleball courts, swimming pool and general recreation area located centrally within the site. A perimeter walking track integrating with the landscape areas and water features within the site is also to be provided.

Community facilities will be for the exclusive use of residents and their guests and will not include any commercial component.

The construction of the community facilities will be staged across the development to coincide with the demand as resident numbers increase. Staging of the community facilities will be as follows:

- Stage 1 (to be undertaken in construction stage 6):
  - Community clubhouse - Stage A function room, reception/office, games/activities/consult room, and amenities.
  - General outdoor recreation area, BBQ facilities.
- Stage 2 (to be undertaken in construction stage 14):
  - Community clubhouse – Stage B function room, cinema, and multipurpose room.
  - Lawn bowls green.
  - Pickleball courts.
- Stage 3 (to be undertaken in construction stage 17)
  - Community clubhouse – Stage C function room and amenities.
  - Swimming pool.

### 3.4 Demolition and Earthworks

The application includes the demolition of all existing site improvements including:

- Dwelling house, swimming pool, 2 x sheds/farm buildings and fencing on Lot 1; and
- Dwelling house, secondary dwelling, 7 x sheds/farm buildings and fencing on Lot 9.

Demolition of structures will be staged to coincide with the construction stages.



Bulk earthworks will be undertaken across the site in accordance with the Civil Plans included at **Appendix D**. Cut and fill has generally been balanced across the site to minimise disposal or importation of fill, however a total of 4,402m<sup>3</sup> of additional soil will need to be imported to achieve the required finished levels across the site. Soil imported to the site will be VENM or certified ENM.

### 3.5 Signage

Site identification signage be erected on the entry blade walls at the River Road frontage. Indicative detailing is provided in the Landscape Plan at **Appendix E**. Directional signage will be provided throughout the estate to assist in wayfinding.

### 3.6 Waste Management

A private waste contractor shall be engaged to undertake weekly waste collection at the site. Each dwelling will be provided with individual general waste and recycling bins which will be stored within the curtilage of their dwelling and presented to the internal perimeter road for collection. Waste generated at the community clubhouse will be stored in the designated bin store adjacent to loading bay and will be collected weekly.

### 3.7 Stormwater Management

Water sensitive urban design principles will be implemented throughout the development and will ensure that water quality and quantity targets are met. The stormwater management strategy will be constructed in several stages as development across the site progresses.

Stage 1 of the system will include the construction of a temporary bio retention basin which will service development proposed on existing Lot 1 DP 245953 and will capture runoff from sealed roads, dwelling sites and a portion of the landscaped area. Landscaped areas adjacent to the New England Highway will bypass this system and be discharged directly to the public road system.

Stage 2 of the system will see the decommissioning of the temporary bioretention basin and construction of two final bioretention basins (southern and northern) to service the two catchments within the site. All stormwater from the site (aside from the previously mentioned landscaped area) will be captured within the sites stormwater system and treated prior to discharge.

The proposed stormwater strategy is detailed in the Civil Engineering Plans included at **Appendix D**.

### 3.8 Vehicular Access and Parking

The internal road network will connect to River Road via a 12.5m wide combined entry/exit point consisting of divided 5m wide entry and exit lanes and 2.5m wide central landscaped median. The divided carriageway will be lined with vegetation providing a sense of entry and visual amenity to the estate. A secondary access used for emergency ingress or egress only will be provided from Denton Close. This access will be gated to prevent its general use.

The internal road circulation network within the estate will comprise a combination of two-way and one-way roads providing street frontage to each dwelling lot in a convenient and logical layout. Pavement width will vary between 4m for one-way streets and 6m for two-way streets with associated verges.

A total of 67 visitor parking spaces are provided throughout the estate. This includes a total of 25 (including 4 disability spaces) directly adjacent to the community clubhouse building whilst the remainder are distributed around the site to provide convenient access to dwelling sites throughout the estate.



### 3.9 Landscaping

Extensive landscaping of the site is proposed as per the Landscape Plan included at **Appendix E**. Mass planting will be provided around the boundaries of the site providing a buffer from the external road network and neighbouring properties. Community assets and facilities will be integrated into the landscape design through the provision of a perimeter walking track and informal recreation areas.

Street trees will be provided within the internal road network providing shade and amenity throughout the estate.

### 3.10 Tree Retention and Removal

The layout of the estate has been designed to maximise the retention of native vegetation and trees assessed as being significant in terms of their visual prominence and contribution to local character and amenity. The layout of the estate allows for significant stands of native vegetation to be retained throughout the development, particularly around the central portion of the development adjacent to the community clubhouse, as well as adjacent to the bioretention areas and a pocket between dwelling sites in the northern portion of the site. These areas contribute significant shade and amenity benefits to the estate as well as providing a buffer to the residents adjoining the common boundaries.

A total of 140 trees across the site have been specifically identified for retention whilst a total of 98 trees and 5 stands of native vegetation will be removed from the site to accommodate the development footprint.

An Arborist Report has been prepared by AEP and is included at **Appendix H**.

### 3.11 Construction Management

A Construction Environmental Management Plan (CEMP) will be prepared post consent and prior to works commencing on site. This plan shall include measures to manage the impacts through the construction phase including, but not limited to:

- Construction hours
- Construction traffic and site access
- Noise
- Dust
- Any additional matters prescribed by Council.



## 4.0 Relevant legislation and Planning Controls

The following legislation, Environmental Planning Instruments (EPIs) and Development Control Plan (DCPs) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979
- Local Government Act 1993
- Rural Fires Act 1997
- Biodiversity Conservation Act 2016
- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Investment) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Maitland Local Environmental Plan 2011
- Maitland Development Control Plan 2011
- Draft Legislation
  - Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021
  - State Environmental Planning Policy (Housing) 2021

### 4.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act). Section 4.15(1) of the EP&A Act provides criteria which a consent authority is to take into consideration, where relevant, when considering a DA. An assessment of the subject DA, in accordance with the relevant matters prescribed under Section 4.15(1), is provided in this report.

#### 4.1.1 Integrated Development

Development of the site for the purposes of a manufactured home estate triggers Integrated Development provisions under s. 100B of the Rural Fires Act 1997.

A Bushfire Assessment Report has been prepared by AEP and is included at **Appendix I**. The development will be constructed and managed in accordance with the recommendations of this report and any requirements imposed by the NSW Rural Fire Service (RFS).

In addition, an unnamed watercourse is mapped in proximity to the south-western corner of the site with works likely to occur within 40m. As such, a Controlled Activity Approval under s. 91 of the Water Management Act 2000 is anticipated. Council will refer the application to NSW Office of Water for assessment and issuing of general terms of approval.



## 4.2 Local Government Act 1993

Installation of manufactured homes and the operation of the manufactured home estate may be subject to separate approvals under section 68 of the Local Government Act 1993. It is noted that exemptions apply where a manufactured home is installed within a manufactured homes estate and meets the provisions of Part 2, Division 4. It is anticipated that compliance with these standards will be achieved.

## 4.3 Rural Fires Act 1997

The site is partially mapped within the Vegetation Category 3 and vegetation buffer as shown in **Figure 4**.

**Figure 4 Bushfire Mapping (Source: eplanning Spatial Viewer)**



Under the provisions of section 100B, a bush fire safety authority must be obtained from the Commissioner prior to developing bush fire prone land for a special fire protection purpose. A manufactured home estate is nominated as a special fire protection purpose under clause 47 of the Rural Fires Regulation 2022 and therefore subject to the requirements of section 110B of the Rural Fires Act 1997.

A Bushfire Assessment Report included at **Appendix I** has been prepared by AEP demonstrating compliance of the proposal with the relevant requirements of *Planning for Bush Fire Protection 2019*. Council will refer this report, together with relevant supporting plans and information to the Rural Fire Service for the issuing of a bush fire safety authority. The development will be constructed and managed in accordance with the recommendations of the Bushfire Assessment Report and any additional requirements imposed by the NSW Rural Fire Service.

## 4.4 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) was developed with the purpose of maintaining a healthy, productive, and resilient environment for the greatest wellbeing of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act and accompanying regulations set out the assessment





requirements for new development to ensure that threatened and vulnerable species and ecological communities are appropriately identified and managed to avoid, minimise, and manage impacts.

A Biodiversity Assessment Report (BDAR) has been prepared by AEP and is included at **Appendix J**. This report has been prepared to meet the requirements of the Biodiversity Assessment Method (BAM) established under section 6.7 of the BC Act.

Part 6 of the Act relates to the Biodiversity Offsets Scheme (BOS). The development will trigger the BOS to offset removal of 4.47 ha of degraded Plant Community Type (PCT) 3328 *Lower Hunter Redgum-Paperbark Riverflat Forest* which is associated with BC Act listed Endangered Ecological Community *Hunter Lowland Redgum Forest in the Sydney Basin and New South Wales North Coast Bioregions*.

In addition, species credits have been applied where a threatened species was either identified on the site during survey, assumed to be present, or confirmed present within an expert report. No threatened species were identified on site during targeted surveys. However, all required targeted surveys were not able to be completed prior to the lodgement of the present report. Therefore, selected species were assumed present and credits incurred. Targeted surveys for species assumed present are scheduled to be completed as per recommended survey guidelines, and relevant addenda to the present report and will be issued for consideration by Council upon completion.

A summary of currently assessed BOS credits needing to be retired due to the proposed development is summarised in **Table 2** and **Table 3**.

**Table 2 Ecosystem Credit Requirements (Source: Biodiversity Development Assessment Report)**

| Vegetation zone                    | Impact Area (ha) | Future VIS | VIS Loss | BRW | Credit Requirements |
|------------------------------------|------------------|------------|----------|-----|---------------------|
| 3328 – Degraded                    | 4.47             | 0          | 31.7     | 2   | 71                  |
| 3328 – Severely degraded grassland | 1.85             | 0          | 14.3     | 2   | 0                   |
| <b>Total</b>                       |                  |            |          |     | <b>71</b>           |

**Table 3 Species Credit Requirements (Source: Biodiversity Development Assessment Report)**

| Scientific name              | Common name                | Species polygon definition  | Impact Area (ha) | BRW | Credit Requirements |
|------------------------------|----------------------------|---|------------------|-----|---------------------|
| <i>Cercartetus nanus</i>     | Eastern Pygmy-possum       | Entire PCT 3328 degraded vegetation zone  | 4.47             | 2   | 71                  |
| <i>Chalinolobus dwyeri</i>   | Large-eared Pied-bat       | Entire PCT 3328 degraded vegetation zone  | 4.47             | 3   | 106                 |
| <i>Litoria aurea</i>         | Green and Golden Bell Frog | PCT 3328 degraded vegetation zone with 200m of the bank of top of bank of the permanent dam in the south-east | 3.6              | 2   | 57                  |
| <i>Litoria brevipalmata</i>  | Green-thighed Frog         | PCT 3328 degraded vegetation zone with 100m of the bank of top of bank of the permanent dam in the south-east | 1.5              | 1.5 | 18                  |
| <i>Petaurus norfolcensis</i> | Squirrel Glider            | Entire PCT 3328 degraded vegetation zone  | 4.47             | 2   | 71                  |
| <b>Total</b>                 |                            |   |                  |     | <b>323</b>          |



## 4.5 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021

The objectives of this Regulation is to provide affordable residential accommodation alternatives and set standards for the design and construction of manufactured homes estates and manufactures homes that promote health, safety and amenity to residents.

Part 2 of the Regulation applies to the operation of manufactured home estates and installation of manufactured homes. A thorough assessment of the proposal against the provisions of Part 2 is provided at **Appendix C**. Compliance is summarised as follows:

**Table 4 Compliance Summary**

| Requirement                                     | Proposal               | Compliance |
|---|------------------------|------------|
| Minimum site area – 1 ha                        | 14.2 ha                | Y          |
| Community amenities – min. 10% of site area     | 19%                    | Y          |
| Size of dwelling sites – min. 130m <sup>2</sup> | Min. 234m <sup>2</sup> | Y          |
| Visitor parking – min. 41 required              | 67                     | Y          |
| Disability parking – min. 3 required            | 4 proposed             | Y          |

Following construction of the dwelling sites proposed under each stage of the estate, dwellings will be installed under the design and siting requirements of Part 2, Division 4 of the Regulation, noting that approval for the installation of dwellings that meet these criteria is not required.

Future residents of the estate will be provided with a selection of pre-determined dwelling designs to ensure that the high design quality and amenity of the estate is preserved.

## 4.6 State Environmental Planning Policy (Biodiversity and Conservation) 2021

### 4.6.1 Chapter 3 – Koala Habitat Protection 2020

This chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat to koalas to ensure a permanent free-living population over their present range and reverse the current trend of population decline.

For land within the Maitland LGA zoned RU2 and having an area more than 1 ha, an assessment is required under Part 3.2 to determine whether the land is potential koala habitat.

An assessment of the potential for koalas to occur at the site has been undertaken within the BDAR prepared by AEP included at **Appendix J**. Under section 3.2 Definitions of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* Chapter 3 Koala Habitat Protection 2020 (BC SEPP): “potential koala habitat means areas of native vegetation where trees of the types listed in Schedule 1 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component”.

The dominant tree species on site are *Eucalyptus moluccana* and *Eucalyptus crebra*, with no other tree species accounting for at least 15% of the total number of trees in the upper or lower strata of the tree component. Neither of the above-listed species are designated in Schedule 1 of the BC SEPP as being Koala feed tree species.



Therefore, the land is not potential koala habitat and no further provisions of the Chapter apply to the proposal.

## 4.7 State Environmental Planning Policy (Housing) 2021

Part 8 of SEPP (Housing) 2021 relates to MHE and aims to facilitate the establishment of MHE as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements. It is acknowledged within the SEPP that appropriately designed MHE allow for the provision of a high quality affordable housing product.

### 4.7.1 Permissibility

Part 8, Clause 122 of SEPP (Housing) 2021 states the following:

**122 Where development for the purposes of a manufactured home estate may be carried out**

*Development for the purposes of a manufactured home estate may be carried out pursuant to this Part on any land on which development for the purposes of a caravan park may be carried out, except—*

- (a) land within one or more of the categories described in **Schedule 6**, or
- (b) land dedicated or reserved under the National Parks and Wildlife Act 1974, or
- (c) land within a Crown reserve.

The subject site does include any characteristics that would render the development of a MHE prohibited. Notably, whilst subclause 6 of Schedule 6 prohibits the development of a MHE on land within a rural zone, this prohibition does not apply where the site is located adjacent to land zoned for urban use.

We note that the land is bounded by R5 Large Lot Residential land and E3 Productivity Support zoned land, both of which could be considered for “urban uses”. The term “urban use” is not defined in the SEPP Housing, LEP2011, the Standard LEP nor the planning legislation. The Courts have dealt with “urban purpose” in a number of cases and have adopted a statutory construction approach to what is meant by that term. The land adjoins R5 Large Lot Residential land and is adjacent to E3 Productivity Support land. The objectives of these zones together with the list of permissible uses (as an open clause) suggest that the site adjoins land for urban use.

### 4.7.2 Subdivision

Clause 125 of the SEPP allows for land within a MHE to be subdivided either under section 289K of the Local Government Act 1919 for lease purposes, or under the Community Land Development Act 1989.

It is intended to subdivide the estate for lease purposes with each dwelling site forming a separate lot<sup>[CS2]</sup>. It is noted that the provisions within the Local Government Act 1919 have been repealed and are replaced by Division 3B of the Conveyancing Act 1919.

### 4.7.3 Additional matters for consideration

As per clause 125 of the SEPP Council may grant consent for a MHE only if it is satisfied:

- (a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and



*(b) that the manufactured home estate is or will be provided with adequate transport services, and*

*(c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and*

*(d) that the development will not have an adverse effect on any—*

- *conservation area*
- *heritage item*
- *waterway or land having special landscape, scenic or ecological qualities, which is identified in an environmental planning instrument applicable to the land concerned.*

Supporting evidence provided under this application demonstrates compliance with the above provisions. Specifically:

- the MHE will be provided with all necessary services and utilises as set out within the Civil Plans at **Appendix D**.
- Adequate community facilities are provided within the estate including community clubhouse, swimming pool, bowling green, pickleball courts and general recreation areas. Community uses occupy approximately 15% of the overall site area and caters for a variety of user groups and activities.
- The land is not specified in any EPI as a conservation area, heritage item, or having any special landscape or scenic qualities.
- The ecological assessment undertaken for the site concludes that the development is capable of being undertaken without any significant impact to threatened species or communities subject to entering into the Biodiversity Offsets Scheme.

Overall, the proposal is compliant with the applicable provisions of SEPP (Housing) 2021.

## **4.8 State Environmental Planning Policy (Transport and Infrastructure) 2021**

The site has frontage to New England Highway, which is identified as a State Classified Road, as such Chapter 2, Part 2.3, Division 17 *Roads and Traffic* applies.

### **4.8.1 Clause 2.119 Development with Frontage to Classified Road**

The purpose of Clause 2.119 is to maintain the efficiency and safety of classified roads and ensure that new development does not adversely affect the existing network. Under this clause, access to the site should be provided via a road that is not classified if at all possible.

The proposed development provides access from River Road approximately 130m from the intersection with the New England Highway.

A Traffic Impact Assessment (TIA) assessing traffic generation and impacts on the surrounding road network, parking provision, and compliance with relevant Australian Standards and Council controls has been prepared by McLaren Traffic Engineering and is included at **Appendix K**.

### **Clause 2.120 Impact of road noise or vibration on non-road development**

Although daily traffic volumes on New England Highway do not exceed 20,000 vehicles to trigger the requirements of this clause, impact of road noise on future residents has been considered.



The Noise Assessment prepared by MAC included at **Appendix G** includes an assessment of the impacts on road noise from the New England Highway on the future dwellings to be installed within the estate. The assessment found that a manufactured home with light weight building design elements and standard glazing (such as 3mm or 4mm monolithic glass) on all windows would be adequate to attenuate external road noise levels to satisfy relevant internal criteria with the exception of 9 of the lots positioned closest to the New England Highway frontage. As part of this application, it is intended to implement an acoustic barrier along the southern boundary of the impacted lots to achieve the required noise attenuation<sup>[CS3]</sup>.

#### **4.8.2 Clause 2.122 Traffic Generating Development**

This clause requires that before granting consent to development of a type nominated in Schedule 3 of the Policy, Council must refer the application to TfNSW for comment on various matters including;

- 1 *The efficiency of movement of people to and from the site and the extent of multipurpose trips;*
- 2 *The potential to minimise the need for travel by car, and,*
- 3 *Any potential traffic safety, road congestion or parking implications of the development.*

Under Schedule 3 of this SEPP, Traffic Generating Development (TGD) is not triggered for the proposed development, as the site contains less than 300 dwellings and site access does not connect to a classified road or within 90m of a classified road. Therefore, the proposal does not require referral to TfNSW and assessment may be undertaken by Council officers.

### **4.9 State Environmental Planning Policy (Industry and Investment) 2021**

Approval is sought for the installation of entry signage displaying the name of the estate. It is considered that the signage scheme proposed is consistent with the requirements outlined within the SEPP as detailed below.

#### *3.6 Granting of consent to signage*

*A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—*

- (a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

The proposed identification signage is consistent with the objectives of the Chapter which aims to ensure that signage is consistent with the desired visual amenity of the area, provide effective communication in suitable locations, and is of a high quality design and finish.

The assessment criteria in Schedule 5 of the SEPP relates to matters for consideration such as character of the area, amenity of residential areas, views and vistas, streetscape, setting and landscape, site and building compatibility, illumination, and safety.



A detailed assessment of the proposal against Schedule 5 of the SEPP (Industry and Employment) is provided in **Appendix C**. Overall, the proposed signage meets the applicable criteria of Schedule 5 and is consistent with the aims of this SEPP.

#### **4.10 State Environmental Planning Policy (Resilience and Hazards) 2021**

As per the requirements of clause 4.6(1) of the SEPP (Resilience and Hazards) 2021:

*A consent authority must not consent to the carrying out of any development on land unless—*

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

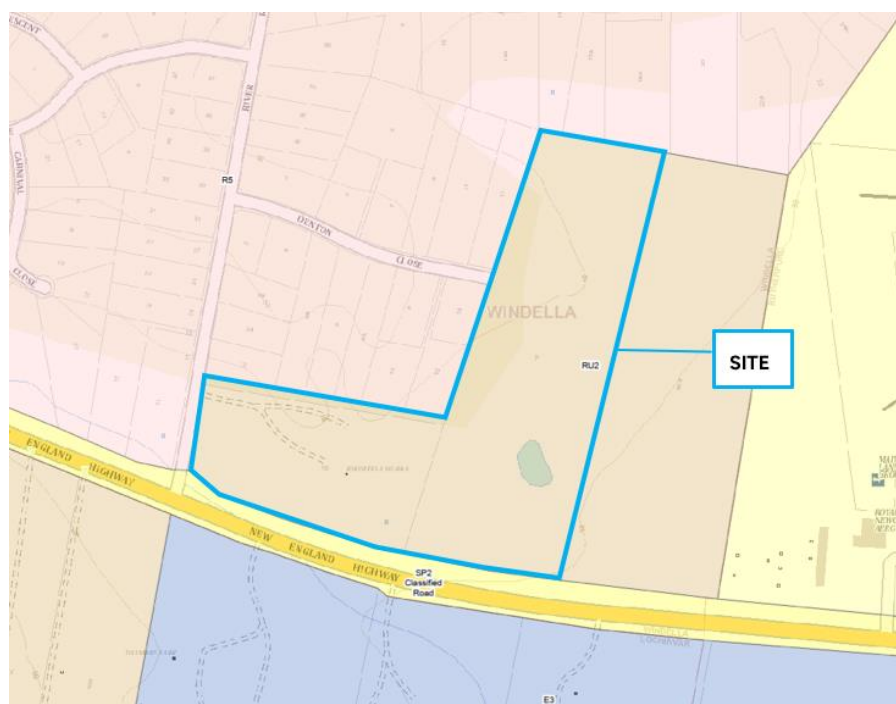
Qualtest has carried out a Preliminary Site Investigation (PSI) for the site and is included at **Appendix M**. The assessment indicated that there was potential for soil and surface water contamination to exist on the site. Based on this finding, it has been recommended that a Detailed Site Investigation (DSI) be undertaken. Based on the AECs identified within the preliminary assessment Qualtest are satisfied that it is unlikely that the additional assessment would identify any contamination that would preclude development of the site for residential purposes. Accordingly, it is the applicant's intention to undertake the DSI prior to the issue of a Construction Certificate as recommended. Should it be necessary a Remediation Action Plan (RAP) will be prepared and complied with accordingly. [PC4]Conditions of consent can be implemented accordingly.

#### **4.11 Maitland Local Environmental Plan 2011**

The site is subject to the provisions of Maitland Local Environmental Plan (LEP) 2011, located on land zoned RU2 Rural Landscape – refer to **Figure 5**.



**Figure 5 Zoning Extract (Source: ePlanning Spatial Viewer)**



### **1 Objectives of zone**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.

### **2 Permitted without consent**

*Extensive agriculture; Home occupations; Intensive plant agriculture*

### **3 Permitted with consent**

*Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; **Caravan parks**; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Veterinary hospitals; Water supply systems*

### **4 Prohibited**



*Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3*

The land use table above indicates that a caravan park is permitted with consent within the RU2 zone. As per the provisions of Clause 122 of the Housing SEPP, a manufactured home estate is permitted on any land on which a caravan park is permitted.

#### **4.11.1 Relevant Clause under LEP 2011**

##### **Clause 2.7 Demolition requires consent**

Demolition of the existing site improvements is proposed under this application. Demolition will be staged in manner consistent with the proposed construction staging.

##### **Clause 4.3 Height of Building**

According to LEP 2011, there is no height of building control pertaining to the site.

##### **Clause 4.4 Floor Space Ratio**

According to LEP 2011, there is no floor space ratio control pertaining to the site.

##### **Clause 5.10 Heritage Conservation**

The site is not identified as a heritage item, nor is it located within a heritage conservation. There are no heritage items located nearby the site.

##### **Clause 5.2 Flood Planning**

According to the *Maitland Citywide Development Control Plan 2011 – Floodplain Management DCP – Flood Extents\_ Sheet 002* the site is not identified to be located in a flood planning area.

##### **Clause 7.1 Acid Sulfate Soils**

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is identified to contain Class 5 acid sulfate soils. As such, the risk of disturbance or exposure as a result of site works is considered minimal and further detailed assessment is not deemed necessary.

##### **Clause 7.2 Earthworks**

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Bulk earthworks are required across the site to provide level dwelling sites, construct roads and provide infrastructure as detailed within the Civil Plans at **Appendix D**. Cut and fill has generally been balanced across the site, however a total of 4,402m<sup>3</sup> of additional soil will need to be imported to achieve the required finished levels. Soil imported to the site will be VENM or certified ENM. Final site contouring will ensure that earthworks undertaken at the site do not impact the amenity of adjoining properties by way of diverting overland flows.





## 4.12 Maitland Development Control Plan 2011

The Maitland Development Control Plan (DCP) 2011 provides detailed guidelines to guide the design and assessment of development applications for land covered by the Maitland LEP 2011.. It is noted there are no specific design requirements for a manufactured home estate and therefore the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021 have been relied on to guide the design and layout. The relevant sections of the Maitland Development Control Plan (DCP) 2011 in relation to the site and proposed development are identified below:

- C1 – Accessible Living
- C11 – Vehicular Access and Car Parking

Compliance of the proposed development with the above specified controls has been comprehensively assessed – refer to Table 3 of **Appendix C**. Overall, the proposal is generally compliant with the objectives and development controls contained within Maitland DCP 2011. Further details in relation to compliance of the development with the accessibility standards contained within AS1428 and the Disability Discrimination Act will be provided during detailed design as part of the Construction Certificate documentation.

## 4.13 Draft Legislation

The NSW Department of Planning is currently exhibiting intended amendments to the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021 and State Environmental Planning Policy (Housing) 2021 with the aim of simplifying and streamlining the approval process, balancing short-term tourist accommodation needs and long-term residents' needs, and improving the design, location, and amenity of future developments. The proposed changes are explained within the Department of Planning and Environment document "Manufactured home estates, caravan parks and camping ground amendments – guide to the proposed amendments", dated October 2023.

The draft legislation is on exhibition until 19 January 2024 with changes considered neither imminent nor certain. The proposed amendments are described below:

**Table 5 Review of Proposed Amendments**

| Matter to be updated | Explanation of changes  | Compliance   |
|----------------------|---|--|
| Flooding standards   | <p>In line with recommendations of the 2022 Flood Inquiry, the consultation draft includes a proposal to prohibit any new permanent dwelling sites on flood prone land in caravan parks. Short-term sites will continue to be permitted on flood prone land and the changes will not impact existing sites.</p> <p>The consultation draft also introduces additional requirements for newly proposed parks, estates and camping grounds such as minimum floor levels for habitable rooms in manufactured homes and relocatable homes. Additionally, development must not increase flooding elsewhere in the floodplain, and access to</p> | <p>N/A</p> <p>The site is not identified as flood prone land and therefore the intended changes will have no effect to the proposal.</p> |



| Matter to be updated  | Explanation of changes   | Compliance  |
|---|--|---|
|   | <p>a refuge above the probably maximum flooding level will be required.</p> <p>The draft also proposes to remove flooding requirements from the Housing SEPP for manufactured home estates. Development applications for manufactured home estates within a flood planning area would instead be subject to considerations under 5.21 of the Standard Instrument Local Environmental Plan.</p>   |   |
| Installation of caravans, campervans and tents without approval | The consultation draft includes changes to the current exemptions for the installation of a caravan or campervan outside a caravan park  | <p>N/A</p> <p>The development does not include the installation of caravans, campervans or tents and therefore the intended changes will have no effect to the proposal.</p>  |
| Short-term stay limits  | The consultation draft proposes to allow visitors to stay on short-term sites within caravan parks for up to 180 days in a 12-month period, regardless of whether they own the caravan.  | <p>N/A</p> <p>The development does not include a caravan park with short-term stays and therefore the intended changes will have no effect to the proposal.</p>   |
| Community map requirements                                      | <p>The consultation draft proposes that new community maps will need to be prepared by a registered surveyor or other qualified person, and must clearly identify the following:</p> <ul style="list-style-type: none"> <li>• Roads, community amenities and buildings;</li> <li>• The number, size, location and dimensions of dwelling sites or camp sites;</li> <li>• Location of each fire extinguisher, fire hydrant, and hose reel; and</li> <li>• Any other relevant information</li> </ul> | The development is able to meet the requirements of this amendment. A detailed community map meeting the requirements of the relevant legislation at the time will be prepared and submitted with the application to operate the estate.    |
| Separation distances  | The consultation draft proposes changes to how separation distances are measured for movable dwellings within a caravan park.  | <p>N/A</p> <p>The proposed changes relate to separation distances for moveable dwellings within a caravan park. The development does not include a caravan park and therefore the intended changes will have no effect to the proposal.</p> |
| Excluded land for manufactured home estates                     | The draft proposes to omit references to types of land which have been captured by other policies such as water catchment  | The proposed changes to the excluded land schedule do not affect the proposal. The  |



| Matter to be updated                           | Explanation of changes   | Compliance   |
|--|--|--|
|  | <p>areas, extractive resource areas and service corridors.</p> <p>Restrictions relating to coastal hazards have been separated from the list of prohibited land and are instead included as matters for consideration in the determination of a development application.</p>   | <p>development is not located on 'excluded land'.</p>  |
| <p>Fire hydrants and hose reels</p>            | <p>The consultation draft proposes that fire hydrants and fire hose reels in parks, estates and camping grounds must be installed and maintained in accordance with the relevant Australian Standards. It is also proposed to require hydrants and hose reels to be inspected and certified annually, as required for fire safety measures in buildings.</p>   | <p>The development is able to meet the requirements of this amendment.</p>   |
| <p>Timeframe for certificate of completion</p> | <p>It is proposed to extend the timeframe for councils to consider a notice of installation of a moveable dwelling from 5 to 20 days.</p>  | <p>This change if implemented will have no material change to the development, relating only to Council processes.</p>                                 |
| <p>Consolidation of standards</p>              | <p>It is proposed to consolidate many manufactured home estate and caravan park standards which are identical across the two uses.</p>   | <p>This change will have no impact to the development. The proposal is compliant with the current standards relating to manufactured home estates.</p> |
| <p>Housekeeping changes</p>                    | <ul style="list-style-type: none"> <li>• Updating outdated terns and local governed areas names within the Housing SEPP 2021;</li> <li>• Consolidating and updating the road design and parking requirements for caravan parks and manufactured home estates to align with current Australian Standards and RMS requirements;</li> <li>• Requiring that all dwelling sites within a manufactured home estate and all permanent sites with a caravan park are to be provided with a fixed-line, fixed wireless or satellite telephone connection;</li> <li>• Amending the lodgement requirements to facilitate lodgement of applications under section 68 of the Local Government Act 1993 via the NSW Planning Portal;</li> <li>• Omitting the requirement for community buildings with parks and estates to be constructed from brick or concrete masonry;</li> </ul> | <p>These housekeeping changes will have no material impact to the development as proposed. If enacted, the proposal remains capable of compliance.</p> |



| <b>Matter to be updated</b> | <b>Explanation of changes</b>   | <b>Compliance</b> |
|-----------------------------|---|-------------------|
|                             | <ul style="list-style-type: none"><li>• Omitting requirements for ironing facilities within caravan parks; and</li><li>• Amending the EP&amp;A Regulation to insert a standard condition on a development consent to specify that a separate approval must be obtained under the Local Government Act 1993 to operate a caravan park, manufactured home estate and or/caravan park.</li></ul> |                   |



## 5.0 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 4.15 (1) of the EP&A Act relevant to the proposal.

### 5.1 Compliance with Planning Instruments and Controls

The proposal is generally compliant and consistent with all applicable legislative requirements, environmental planning instruments, development controls and guides as outlined in Section 4 of this SEE, and as summarised below:

- The proposal the design standards for manufactured homes estates made under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021*;
- Potential contamination of the land has been considered in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*;
- Proposed signage is consistent with the criteria contained in *State Environmental Planning Policy (Industry and Employment ) 2021*;
- The proposal meets provisions associated with traffic generating development as set out within *State Environmental Planning Policy (Transport and Infrastructure) 2021*;
- The proposed use is permissible within the RU2 Rural Landscape zone under *State Environmental Planning Policy (Housing) 2021*;
- The development is consistent with all development standards and controls within the *Maitland Local Environmental Plan 2011*;
- The proposed development achieves the aims and objectives contained within the relevant sections of the Maitland DCP 2011.

### 5.2 Traffic, Parking and Access

A Traffic and Parking Impact Assessment has been prepared by McLaren Traffic Engineering and is included at **Appendix K**. The Report provides an assessment of the potential for traffic and parking impact on the public road network as a result of the proposal.

#### 5.2.1 Access, Servicing and Internal Layout

Primary access to the site will be provided from River Road via the New England Highway. River Road is an unclassified collector road, approximately 10m in width providing a single traffic lane in each direction. The signposted speed limit for River Road is 50km/hr. River Road connects to New England Highway (a classified road) via a T-intersection. The existing intersection currently exhibits:

- An Auxillary Left Turn (AUL) treatment on New England Highway (major road);
- An Auxillary Left Turn (AUL) treatment on River Road (minor road) and;
- A Channelised Right Turn Treatment (CHR) on New England Highway.

The traffic generation of the proposed development has been estimated to be some 113 vehicle trips in both the AM peak hour period (23 in, 90 out) and PM peak hour period (90 in, 23 out). SiDRA analysis indicates that the existing intersection design is capable of accommodating the additional traffic generated by the proposed development with no significant impact on the existing level of service.



The TIA finds that a basic right turn (BAR) treatment is warranted for the site access road intersection with River Road. There currently exists informal road widening adjacent to the site entry which would allow for the formalisation of a BAR without drastic change to the existing road geometry.

Access to the estate from River Road is located approximately 130m from the River Road / New England Highway intersection. The internal road network will connect to River Road via a 12.5m wide combined entry/exit point consisting of divided 5m wide entry and exit lanes and 2.5m wide central landscaped median. A secondary access used for emergency ingress or egress only will be provided from Denton Close. This access will be gated to prevent its general use.

The internal road circulation network within the estate has been designed to comply with the applicable standards of Austroads, Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021 and Planning for Bushfire Protection 2019. The street network will comprise a combination of two-way and one-way roads providing street frontage to each dwelling lot in a convenient and logical layout. Pavement width will vary between 4m for one-way streets and 6m for two-way streets with associated verges.

Waste servicing of the site will be undertaken by private contractor using a vehicle size up to a 12.5m heavy rigid vehicle. The waste collection vehicle will follow the loop road and only utilise two-way streets. Swept paths diagrams are provided in Annexure D of the Report demonstrating that a waste vehicle is able to circulate through the site without conflict.

Any deliveries to the community clubhouse shall be accommodated within the designated loading bay which has dimensions of 4m x 6.9m and is able to accommodate a small rigid vehicle in accordance with AS 2890.2.

Further to the above, future dwellings will be installed on the dwelling sites by Hunter Valley Modular Homes utilising a 15.2m long articulated vehicle. A letter is provided from Hunter Valley Modular Homes and attached in Annexure F of the Report confirming that delivery of modular homes is able to be made through the main entry on River Road.

### **5.2.2 Parking Provision**

Car parking associated with the development is governed under the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. The Regulation requires the provision of a car parking space per each manufactured home lot and 41 car parking spaces for visitors based on a rate of:

*20 spaces plus 1 space per 7 sites above 140 sites 1 space per 20 dwelling sites.*

A total of 67 visitor car parking spaces are provided throughout the site which will be designed in accordance with the provisions of AS2890. This includes a total of 25 (including 4 disability spaces) directly adjacent to the community clubhouse building whilst the remainder are distributed around the site to provide convenient access to dwelling sites throughout the estate.

Resident spaces will be provided within each individual dwelling lot as part of dwelling installation requirements.

## **5.3 Visual Impact**

A Visual Impact Assessment (VIA) has been prepared by Studio 26 Urban Design and is included at **Appendix P**. The purpose of this assessment was to identify and determine the value, significance, and sensitivity of the landscape to change.



A range of viewpoints were carefully selected to be representative of a range of views within the study area. The 12 viewpoints included within the Report represent the areas of the Site that would appear most prominent, either based on the degree of exposure or the number of people likely to be affected. Viewpoints for this study have been taken only from accessible public land.

The 12 points analysed are shown in **Figure 6**.

**Figure 6 VIA viewpoints (Source: Visual Impact Assessment)**



As part of the assessment, each viewpoint was assessed in terms of viewpoint sensitivity and magnitude of change which gave an overall visual impact rating. The results of this analysis is shown in **Figure 7**. As depicted, the visual impact of the proposed development ranges from negligible to moderate-low.



**Figure 7 Viewpoint Analysis (Visual Impact Assessment)**

| <b>VIEWPOINT</b>   | <b>OVERALL VISUAL IMPACT</b> |
|--|------------------------------|
| Viewpoint 1 - New England Highway and Kyle Street Roundabout   | Negligible                   |
| Viewpoint 2 - New England Highway at Maitland Airport Entrance | Low                          |
| Viewpoint 3 - 717 New England Highway                          | Moderate                     |
| Viewpoint 4 - 709 New England Highway                          | Moderate - Low               |
| Viewpoint 5 - New England Highway                              | Low                          |
| Viewpoint 6 - 23 River Road                                    | Moderate - Low               |
| Viewpoint 7 - Corner of River Road and Pennparc Drive          | Low                          |
| Viewpoint 8 - 6 Denton Close                                   | Low                          |
| Viewpoint 9 - 22 Beacon Hill Road                              | Low                          |
| Viewpoint 10 - 223 Anambah Road                                | Negligible                   |
| Viewpoint 11 - 181 Anambah Road                                | Negligible                   |
| Viewpoint 12 - Corner of Kelly Circle and Richard Road         | Negligible                   |

[CS5]

Although the visual impact of the proposal is considered to be relatively low, several recommendations have been made in an attempt to further lessen the visual impact whilst enhancing the visual character of the surrounding environment all of which have been or will be implemented in the final development. Recommendations include:

- Appropriate setbacks and buffer zones for tree and shrub planting to all borders of the development.
- Management of planting within the site to minimise visual effects of internal roads and parking.
- The incorporation of vegetation endemic to the area and native species currently found on site. This will provide visual integration with surrounding bushland or pockets of native vegetation, in particular the planting with large canopies which will have a positive impact in the broader view.
- Locally sourced native plant species, especially trees, should be utilised throughout the development. They help preserve the landscape character and scenic quality of the area as well as building habitat for local fauna. Native species are also well suited to local conditions (i.e. soil, climate, etc.) and will build on the existing vegetation assemblages in the area. Understorey planting will also contribute to the habitat values and screening potential of the proposed landscape works.
- Lighting treatment should minimise light spill in areas such as pedestrian pathways, internal vehicle sealed road, accommodation, and function centre buildings within the Site.
- Built form to be of significant architectural merit that compliments the Sites surrounding character and topography of the land. This relates to the proposed buildings being one storey high, roof form, building materials, finishes and colours materials.
- The position of the proposed function centre to be single story. Material and colour palette is of most importance to minimise view impacts.

The design and layout of the proposed estate has been carefully considered to respond to the existing rural-residential setting. Generous allotment sizes are provided well in excess of





the minimum requirements contained within the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021* allowing for greater separation between future dwellings to be installed on the site. Residents wishing to install a dwelling within the estate will be provided with a selection of pre-determined, architecturally designed dwellings that will maintain the high standard and amenity of the estate whilst providing variation and responding to the surrounding built form. Dwellings will be single storey with maximum building height of 4.35m and floor areas of approximately 130m<sup>2</sup> which allows for approximately 100m<sup>2</sup> of curtilage around each dwelling.

In addition, significant tree retention and generous supplementary plantings are provided around the perimeter of site providing a buffer to the local road network and neighbouring residents whilst partially screening the development and maintaining the existing landscape character. Rural post and rail fencing will be provided along the boundaries of the site to further respond to the existing rural character.

Whilst every effort has been made to remain consistent with the existing rural-residential character, it is noted that the land directly opposite the site to the south across New England Highway is zoned E3 Productivity Support and is identified as an urban release area under the Maitland Local Environmental Plan 2011. Permissible land uses within the E3 zone include such things as food and drink premises, industrial uses, office premises and recreation facilities consistent with an urban setting. As a result, with future urban development in the locality earmarked, the local character is likely to transition from its current rural-residential form to a more urban setting characterised by and mixture of land uses.

Overall, the proposed development is considered to sit comfortably with the existing and future landscape without significant adverse impact on the visual amenity of the locality.

## 5.4 Social and Economic Impact

A Social and Economic Impact Assessment has been undertaken by Aigis Group and is included at **Appendix O**.

### 5.4.1 Social Impacts

A comprehensive assessment of the local population data and trends, together with local and state government strategic planning documents has been undertaken to gain an understanding of the potential impacts, both positive and negative that may occur as a result of the proposed Windella Retirement Community development.

The assessment concludes that the proposed development is likely to produce beneficial social outcomes for the future residents of the estate. These benefits are likely to relate to providing a safe and secure environment for older citizens, with social infrastructure and services provided onsite. There is also reasonably good access to the broad range of services that would be expected of an LGA of Maitland's scale within close proximity to the site in existing town centres.

Whilst there are currently some constraints on access to public transport availability to the site, as the population grows, as is indicated in planning instruments, these services are expected to expand over time. Resident use may contribute to the sustainability of these services. In the meantime, it has been recommended that a community bus may be a valuable asset to transport residents to and from the site.

Additional associated or incidental benefits are anticipated, such as the redistribution of former dwellings, which may lead to more efficient housing outcomes in the LGA and region. Also, from the broader LGA and regional perspectives, the development is located in an



identified population growth area. This is consistent with LGA and regional planning strategies, particularly in relation to increasing and diversifying housing stock.

The development is likely to create some perceived and/or experienced social impacts which are like to be most apparent to the immediate local community of Windella. Potential impacts of the proposal are generally found to be related to the amenity of the immediate area including traffic, noise, conflicts with the operation of the aerodrome, construction impacts and visual impact. These matters have been addressed under their respective specialist studies which conclude that there will be no significant adverse impact as a result of the proposal.

The development is unlikely to materially impact on other parts of the LGA and regional population. This conclusion is based on the scale of these populations. Also, parties who are not regularly in close proximity to a development are generally less likely to be materially impacted by it.

Overall, the development is consistent with local and state planning strategies that aim to provide adequate, suitable, and diverse housing options to meet demand driven by projected population increases. The project would also contribute to addressing the ageing population, which is a major developing demographic trend in the LGA and the Hunter Region, as in NSW generally.

The design of the estate is intended to integrate effectively with local infrastructure, including roads and utility infrastructure. The dwellings will be designed to be architecturally modern with a pre-determined designs available for selection by future residents. This will create an aesthetically sympathetic development outcome for the site in the context of the broader locality.

Overall, the development will create a proportionally small increase in population in the LGA. At most, the development will generate a population increase of less than 2% based on 2021 population data. Given this relatively modest increase, it is considered that any increase in demand for services and infrastructure would be correspondingly modest, and unlikely to impinge on the lifestyles, amenity, or access of other citizens.

#### **5.4.2 Economic Impacts**

Assessment of the potential economic impacts of the proposal indicates that the development is likely to be economically beneficial to the local and regional economies. Construction activities at the site will support increased business activity and employment which will in turn support further beneficial economic outcomes across the LGA and regional economies more generally.

As noted by the ABS, construction activity generally creates substantial additional indirect effects. With construction to the estate expected to take approximately 5.5 years to complete, benefits will be sustained in the locality for an extended period.

Whilst there are some notional costs that can be attributed to the development it is considered that any effects are unlikely to be material in the context of the LGA and regional economies.

It is therefore concluded that on balance, the potential economic benefits of the development would be substantially greater than the costs it may generate.

### **5.5 Noise**

A Noise Assessment has been undertaken by Muller Acoustic Consulting (MAC) and is included at **Appendix G**. The objectives of the assessment were to quantify and manage potential noise impacts associated with the development.



### 5.5.1 Operational Noise

The results of the Noise Assessment demonstrate that the development is capable of complying with all relevant noise trigger levels established for the site under the criteria applied through implementation of the NSW EPAs Noise Policy for Industry. No specific mitigation measures are required.

### 5.5.2 Construction Noise

Impacts from construction activities at the site were assessed and generally found to be compliant with the applicable Construction Noise Management Levels established through the implementation of the Interim Construction Noise Guideline. There are minor exceedances noted for the construction activities relating to Stages 11 to 14 and mitigation measures have been recommended for construction within these stages to appropriately manage construction noise for the project. These include:

- implement boundary fences/retaining walls as early as possible to maximise their attenuation benefits to surrounding receivers;
- toolbox and induction of personnel prior to shift to discuss noise control measures that may be implemented to reduce noise emissions to the community;
- where possible use mobile screens or construction hording to act as barriers between construction works and receivers;
- all plant should be shut down when not in use. Plant to be parked/started at farthest point from relevant assessment locations;
- operating plant in a conservative manner (no over-revving);
- selection of the quietest suitable machinery available for each activity;
- avoidance of noisy plant/machinery working simultaneously where practicable;
- minimisation of metallic impact noise;
- all plant are to utilise a broadband reverse alarm in lieu of the traditional hi frequency type reverse alarm; and
- undertake letter box drops to notify receivers of potential works.

The above mitigation and management measures shall be included in the Construction Management Plan to be prepared prior to works commencing on site.

### 5.5.3 Road Noise

The NA assessed the impact of road noise from New England Highway on the future dwellings to be installed within the estate and found that a manufactured home with light weight building design elements and standard glazing (such as 3mm or 4mm monolithic glass) on all windows would be adequate to attenuate external road noise levels to satisfy relevant internal criteria with the exception of 9 of the lots positioned closest to the New England Highway frontage. Two potential mitigation measures have been recommended to ensure that internal noise levels are satisfied. These include:

- **Option 1** – Category 2 treatments including mechanical ventilation systems and upgraded windows to a minimum 6mm monolithic glass (openable) with full acoustic seals.
- **Option 2** – noise barriers along the southern boundaries of the lots.



As part of this application, it is intended to implement Option 2 with an acoustic barrier to be provided along the southern boundary of the impacted lots. This barrier will be integrated in to the landscape design<sup>[CS6]</sup>.

#### 5.5.4 Aircraft Noise

In relation to the impacts of aircraft noise on the future residents of the MHE, a review of the ANEFs identifies that the site lies partially within the ANEF 10 and 15 contours with the remainder outside the defined contour area. Accordingly, dwellings are considered acceptable with no need for specific protection from aircraft noise as per the Building Site Acceptability Criteria contained within AS2021.

Furthermore, the potential for noise impacts on future residents from ground running tests carried out at the adjacent airport are considered negligible given that these tests would be undertaken during the daytime and are of a short duration.

Notwithstanding, to assist with the management of engine ground running testing impacts on the proposed MHE, the aerodrome should notify the management of the estate of any intended ground engine running tests allowing management to notify the potentially affected receivers which is a typical approach of other aerodromes during ground running tests.

### 5.6 Safety and Security

A Crime Risk Assessment incorporating an assessment of Crime Prevention Through Environmental Design (CPTED) principles has been undertaken by SLR Consulting and is included at **Appendix N**.

Analysis of the local and regional crime statistics obtained from NSW Bureau of Crime Statistics and Research (BoSCAR) has been undertaken for the criminal activity considered likely to be associated with the development and future occupation of a manufactured home estate. The analysed crimes included drug offences, malicious damage to property, theft and stealing, and robbery.

Although Maitland LGA experiences various counts of criminal activity, this is not dissimilar to many other suburbs/areas in NSW. The majority of the crime activity is identified as Moderate within the suburb and crime involving robbery and theft is considered Low when attributed to a criminal activity upon "Residential Premises".

Given the site is located in a largely low-density residential area, it is considered that the site, once developed for the purpose of a manufactured home estate facility is unlikely to attract increased criminal behaviour. The facility will employ its own crime deterrent strategies and practices through design and management and will aim to design out crime through the implementation of the four CPTED principles: surveillance, access control, territorial reinforcement, and space/activity management.

- **Surveillance** – the estate will be designed to incorporate clear sight lines and appropriate lighting to aid in passive surveillance opportunities. Inclusion of centralised community facilities and the perimeter walking rack provide activation of the site, further contributing to surveillance opportunities. CCTV will be provided within the community clubhouse and at the estate entry.
- **Access control** – the development incorporates a single gated access point, clear delineation of private and public land through boundary fencing, and appropriate lighting and wayfinding signage.
- **Territorial reinforcement** – the nature of the estate will encourage residents to gather and socialise and reinforce a sense of community ownership. Private and



community spaces will be well defined through fencing and signage ensuring that people acting suspiciously are identified early.

- **Space management** - Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder. It is in the interest of the manufactured home estate to maintain the site to a high standard so that people utilise the offerings at the site.

Overall, The proposed development will maintain a safe environment for everyone utilising the site as well as passersby. Implementation of CPTED principles into the design of the estate creates an environment that will dissuade offenders from committing crimes by manipulating the built environment to reinforce that the benefit of committing a crime is outweighed by the risks.

## 5.7 Soils

### 5.7.1 Contamination

Qualtest has carried out a Preliminary Site Investigation (PSI) for the site and is included at **Appendix M**. The objectives of the PSI were to provide an assessment of the likelihood for contamination to be present at the site from past uses and activities, and provide recommendations on the need for further assessment.

The site has been used as a mixture of rural residential land and farming grazing from at least the 1890s to present day. Evidence indicates that Lot 1 operated as a produce wholesaler between 1984 and 2019, selling and transporting various fruits and vegetables. Lot 9 was used as a horse stud from the early 2000s until 2021. Each of the lots are presently utilised for rural residential purposes.

During the site assessment four areas of environmental concern (AEC) were identified based on site history and visual observations. The AECs related to:

1. **Current and former buildings across the site** - Weathering of potentially hazardous materials (asbestos, lead paint, galvanised metals); Use of pesticides around buildings; Demolition of structures over time; Oil Staining around Shed 4.
2. **Filling and stockpiling on the site** - Potential use of imported fill of unknown quality and origin; Burnt stockpiles of waste including car batteries, potential asbestos containing material (ACM), etc.
3. **Storage of vehicles, equipment/waste materials in site sheds and across the site** - Stored equipment/waste including 44 gallon oil drum, oil filters, fruit bins, battery, cemented sheeting, furniture, pallets, bricks, cinder blocks, concrete, metal, and timber fence posts.
4. **Septic tanks located on the site** - Septic tanks, soak aways and adsorption trenches, potential leaks of effluent.

The assessment indicated that there was potential for soil and surface water contamination to exist on the site potentially complete exposure pathways could exist to current and future site users and the environment. Based on this finding, it has been recommended that a Detailed Site Investigation (DSI) be undertaken, however based on the AECs identified it is unlikely that the additional assessment would identify any contamination that would preclude development of the site for residential purposes. Accordingly, it is the applicant's intention to carry out the DSI prior to the issue of a Construction Certificate. Should it be necessary a Remediation Action Plan (RAP) will be prepared and complied with accordingly.



## 5.7.2 Erosion and Sediment Control

A detailed Erosion and Sediment Control Plan has been prepared by Northrop and is included in the Civil Plans at **Appendix D**. Erosion and sediment control devices will be provided in accordance with Landcom's publication '*Blue Book*' *Managing Urban Stormwater – Soils and Construction*, 2004. Erosion and sediment control measures will be installed prior to works commencing and will be maintained for the duration of construction or when determined they are no longer required.

## 5.8 Heritage

### 5.8.1 Aboriginal Heritage

An Aboriginal Heritage Due Diligence Assessment has been undertaken by Heritage Now Pty Ltd and is included at **Appendix L**. The aim of the Due Diligence Assessment was to assess the likelihood of Aboriginal objects being harmed by the proposed activity, whether further investigation is warranted, and whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application.

The majority of the site has been disturbed by rural activities, including the construction of buildings, dams, animal pens/fences (including a former horse arena) and gardens/landscaping, which has resulted in substantial movement of topsoils.

No Aboriginal sites, objects or potential archaeological deposits were identified within the site and given the generally good visibility and the lack of artefacts seen in eroded, disturbed, or excavated areas, it is considered unlikely that undetected Aboriginal objects remain. Subsequently, no Aboriginal heritage impacts are anticipated as a result of the proposal.

A number of recommendations have been made in order to ensure that works are undertaken in a manner that safeguards the site and prevent harm and/or loss of Aboriginal cultural values as a result of the proposed works. These include:

1. All on-site personnel are to be made aware of their obligations under the National Parks and Wildlife Act 1974. This includes the protection of Aboriginal sites and the reporting of any new or suspected Aboriginal heritage sites. This may be done through an on-site induction or other suitable format.
2. In the unlikely event that Aboriginal, or suspected Aboriginal archaeological material is uncovered during the development, then works in that area are to stop and the area is to be cordoned off. The project manager is to contact the heritage consultant to make an assessment as to whether the material is classed as Aboriginal object/s under the National Parks and Wildlife Act 1974, and advise on the required management and mitigation measures. Works are not to recommence in the cordoned off area until heritage clearance has been given and/or the required management and mitigation measures have been implemented.
3. In the unlikely event that human remains, or suspected human remains, are uncovered during the development, works in that area are to stop and the area is to be cordoned off. The project manager is to contact the NSW Police to establish whether the area is a crime scene. If it is not a crime scene, and the remains are determined to be Aboriginal ancestral remains, Heritage NSW is to be notified via the Environment Line on 131 555 and management measures are to be devised in consultation with the local Aboriginal community. Works are not to recommence in the area until the management measures have been implemented.



## 5.9 Ecology

A Biodiversity Development Assessment Report (BDAR) has been prepared by AEP and is included at **Appendix J**. The BDAR assesses the direct and indirect impacts on biodiversity values as a result of native vegetation removal, including potential to impact threatened ecological communities and threatened species. The BDAR also provides a detailed assessment of the impact avoidance and minimisation strategies that have been implemented in the design and layout of the proposed estate.

The proposed development will result in direct impacts to approximately 6.32 ha of native vegetation identified as PCT 3328 *Lower Hunter Redgum-Paperbark Riverflat Forest*. Approximately 4.47 ha of this community, whilst identified as degraded was considered to be associated with BC Act listed Endangered Ecological Community *Hunter Lowland Redgum Forest in the Sydney Basin and New South Wales North Coast Bioregions* and triggers the retirement of 71 Biodiversity Offset Credits for its removal.

Furthermore, whilst no threatened species were identified on the site during targeted surveys, there are a number of species which have potential to occur at the site and have been assumed present for the purposes of the assessment until such time as targeted surveys are undertaken. These species include:

- Eastern Pygmy-Possum
- Large -Eared Pied Bat
- Green and Golden Bell Frog
- Green-Thighed Frog
- Squirrel Glider

Offset credits for vegetation removal impacting these species have been calculated at a combined 252 credits. Targeted surveys for species assumed present are scheduled to be completed as per recommended survey guidelines, and relevant addenda to the present report and will be issued for consideration by Council upon completion.

Where possible, biodiversity impacts have been avoided through site selection and careful development design and layout. The subject site has a history of agricultural and rural-residential uses and the development footprint has been designed to utilise areas of existing paddocks where impacts to native vegetation are considered negligible. Approximately 113 trees will be retained throughout the development within the community parkland and permitter buffers. At present, the site would only provide connectivity between different areas of habitat for highly mobile species as the site is fragmented from other areas of vegetation. The significant tree retention within the site will continue to provide habitat and connectivity to highly mobile species.

Overall, the potential for prescribed impacts to be incurred by the proposal have been considered and it has been deemed that there is limited to no such impact to be expected, with only small impacts to native vegetation presenting some potential to provide habitat values and therefore potentially being subjected to prescribed impacts. Further field assessment concluded that the removal of native vegetation will not reduce biodiversity values on site to any notable degree.

## 5.10 Landscaping

Extensive landscaping of the site is proposed as per the Landscape Plan included at **Appendix E**. The intent of the landscaping scheme presented for the site is to blend the development with the existing landscape character. Mass planting will be provided around the boundaries of the site supplementing the significant tree retention in these areas and providing a buffer from the external road network neighbouring properties. Community



assets and facilities are integrated into the landscape design through the provision of a perimeter walking track, which interacts with the bioretention basin weir and provides access to less formal community facilities such as open grassed areas that may be used by residents for a variety of activities including informal games or dog exercise area.

Street trees will be provided within the internal road network providing shade and amenity throughout the estate and reducing the urban heat island effect. A street tree hierarchy with distinct species on vertical and horizontal streets will be implemented along with different avenue and buffer trees to enable easy wayfinding for residents.

Shrub species, sizing and locations have been designed to ensure that passive surveillance is maintained at building, carpark and driveway entry paths and all plantings are to be layered to with smaller groundcovers and shrubs adjacent to paths and buildings in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Proposed plant species selection has been considered in terms of soil types, species hardiness and on-going watering maintenance requirements. Predominantly low water use species (both native & exotic) have been grouped in regard to watering requirements and to reduce reliance on use of potable water.

## 5.11 Stormwater Management

The proposed stormwater strategy is detailed in the Civil Engineering Plans included at **Appendix D**.

Catchment modelling using DRAINS software and water quality modelling using MUSIC modelling has been undertaken to measure pre and post development scenarios to ensure that the proposed stormwater system is suitable for the proposed development.

Water sensitive urban design principles will be implemented throughout the development and will ensure that water quality and quantity and targets are met. The stormwater management strategy will be constructed in several stages as development across the site progresses.

Stage 1 of the system will include the construction of a temporary bio retention basin which will service development proposed on existing Lot 1 DP 245953 and will capture runoff from sealed roads, dwelling sites and a portion of the landscaped area. Landscaped areas adjacent to the New England Highway will bypass this system and be discharged directly to the public road system.

Stage 2 of the system will see the decommissioning of the temporary bioretention basin and construction of two final bioretention basins (southern and northern) to service the two catchments within the site. All stormwater from the site (aside from the previously mentioned landscaped area) will be captured within the sites stormwater system and treated prior to discharge.

## 5.12 Waste Management

A Waste Management Plan addressing demolition, construction and operational waste management has been prepared by SLR Consulting and is included at **Appendix Q**.

The objectives of this plan are to minimise resource requirements and construction waste through optimisation of reuse and recycling opportunities and ensuring that on-going waste management systems are suitable.

A process of deconstruction will be undertaken during the demolition phase to ensure that opportunities for materials to be salvaged, reused, and recycled are optimised. Similarly, during construction, waste material will be separated and recycled if possible. Materials will only be sent to landfill where no feasible alternative exists.





Following occupation, a private waste contractor shall be engaged to undertake weekly waste collection at the site. Each dwelling will be provided with individual general waste and recycling bins which will be stored within the curtilage of their dwelling and presented to the internal road network for collection. Waste generated at the community clubhouse will be stored in the designated bin store adjacent to loading bay and will be collected weekly.



## 6.0 Conclusion

The proposed development and use of the site as a manufactured home estate will provide a well-designed, modern facility which is compliant with relevant environmental standards and guidelines. The proposed development aims to provide a high-quality, affordable housing product to the Windella community and surrounds whilst ensuring amenity of the locality is protected.

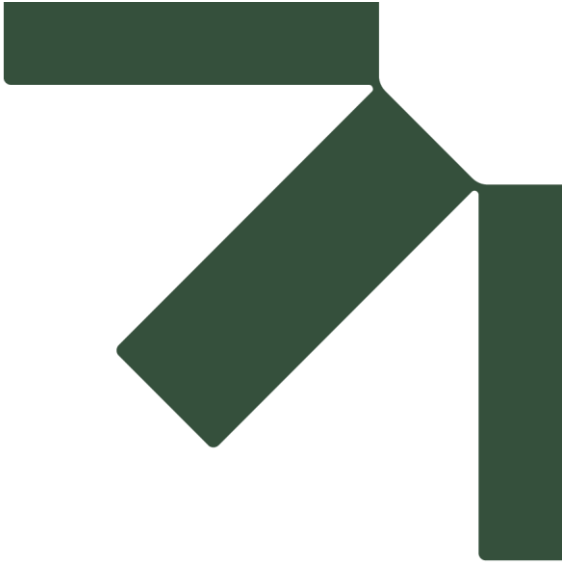
The proposal is generally compliant with relevant legislative requirements and Environmental Planning Instruments, in particular, the design requirements contained within the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2021*. As assessed, the proposed land use is permissible within the RU2 zoning pursuant to the enabling provisions of State Environmental Planning Policy (Housing) 2021 and will assist in meeting the strategic direction of the Maitland City Council Local Housing Strategy 2041.

The proposed development incorporates an integrated overall approach to site development incorporating high quality community facilities and a high level of amenity for future residents whilst protecting the local character and amenity of surrounding land holdings.

This SEE has addressed the potential impacts arising from the proposal on surrounding properties including traffic, access, noise, visual amenity, waste, and stormwater management. Where necessary, mitigation measures are proposed to minimise any identified potential impacts and reduce potential risk associated with the development. Furthermore, it is in the interest of the future operators to employ strict management procedures across the operation to ensure that the development is a safe, efficient, and pleasant environment in which to live.

Given the merit of the proposal, and the absence of any significant adverse environmental impacts, this DA is considered to be in the public's interest and worthy of Council's support.

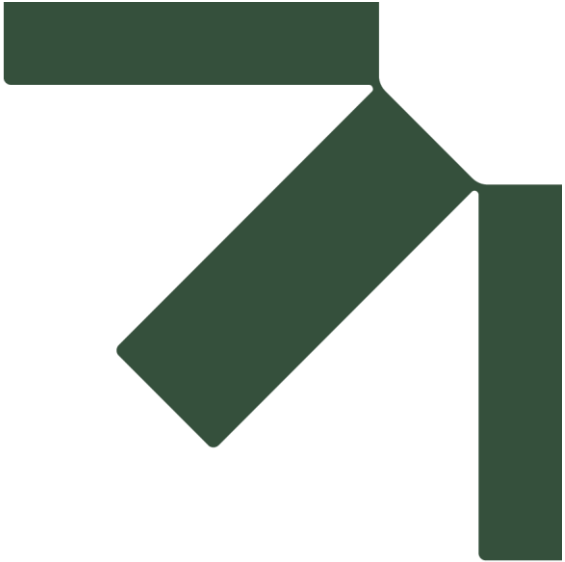




# Appendix A Master Plan



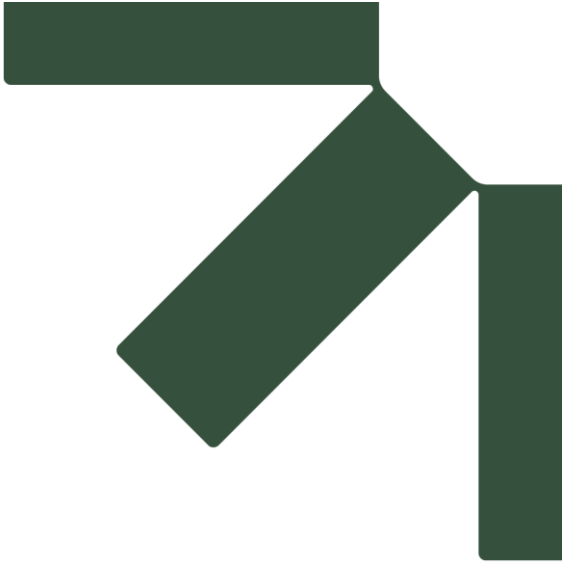
## **Appendix B Architectural Plans**



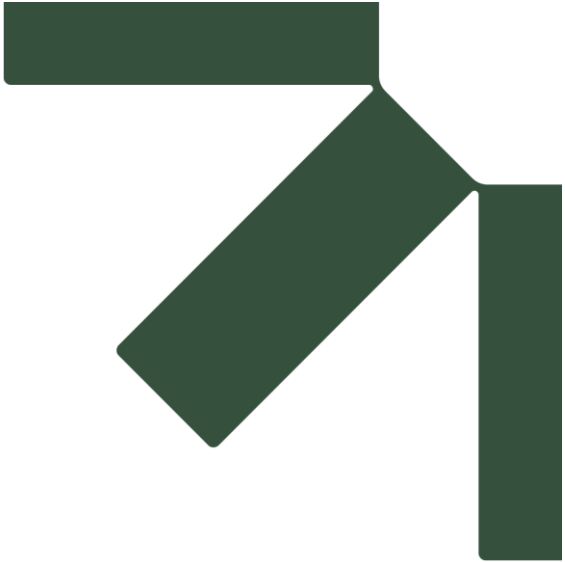
# Appendix C Compliance Tables



## Appendix D Civil Plans



# Appendix E Landcape Plan

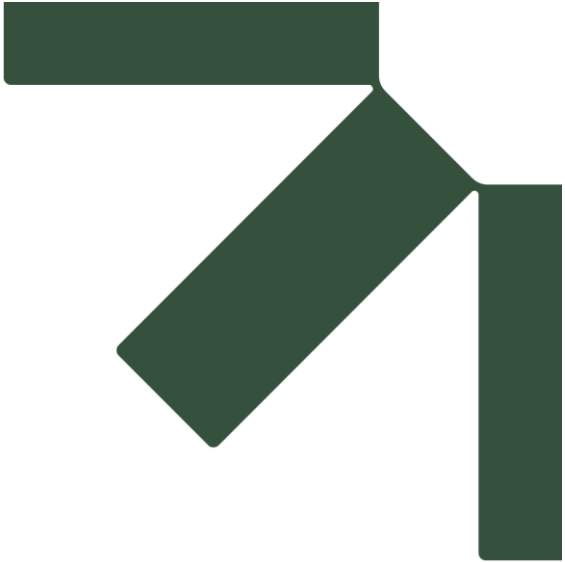


# Appendix F Staging Plan

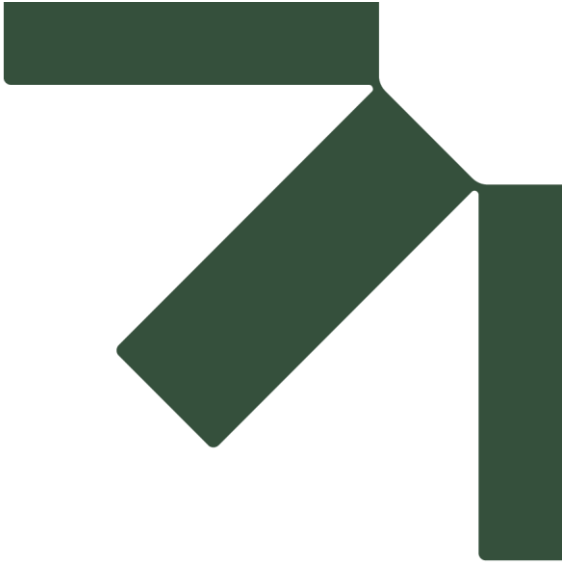




# Appendix G Acoustic Report



# Appendix H Arborist Report



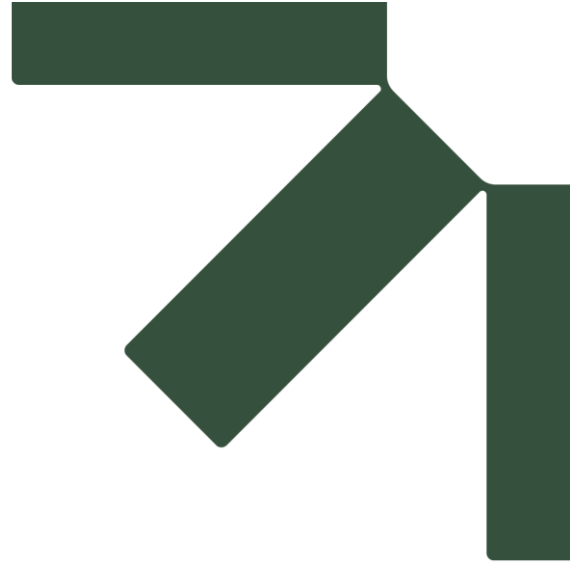
# Appendix I    Bushfire Assessment



**Appendix J    Biodiversity  
Development  
Assessment Report**



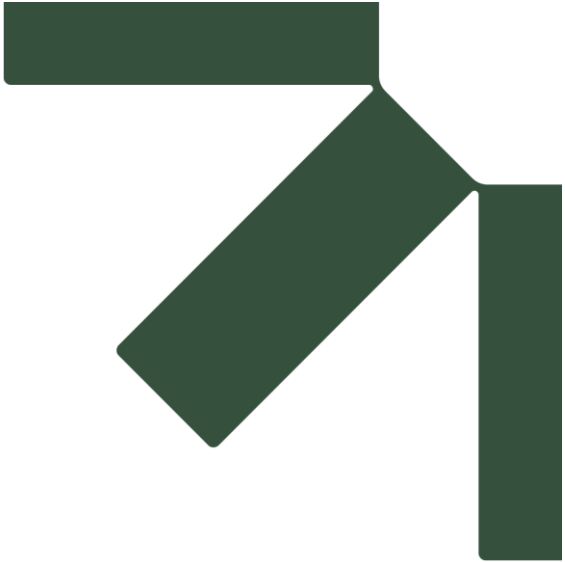
# Appendix K Traffic Impact Assessment



# Appendix L    Aboriginal Heritage



**Appendix M Preliminary Site  
Investigation  
(Contamination)**



# Appendix N CPTED Assessment





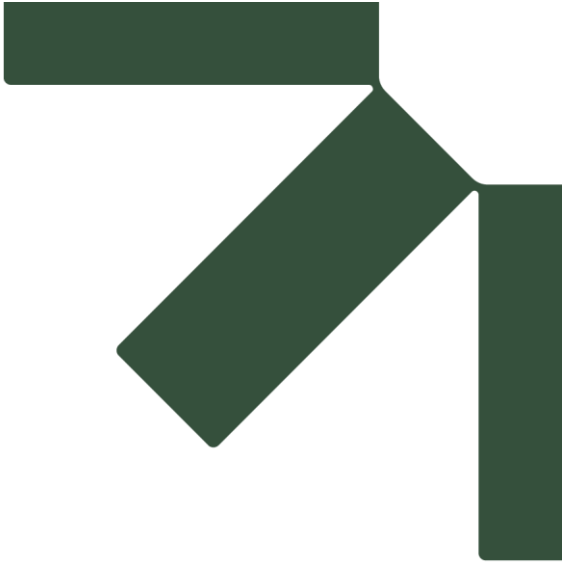
# Appendix O Social Impact Assessment



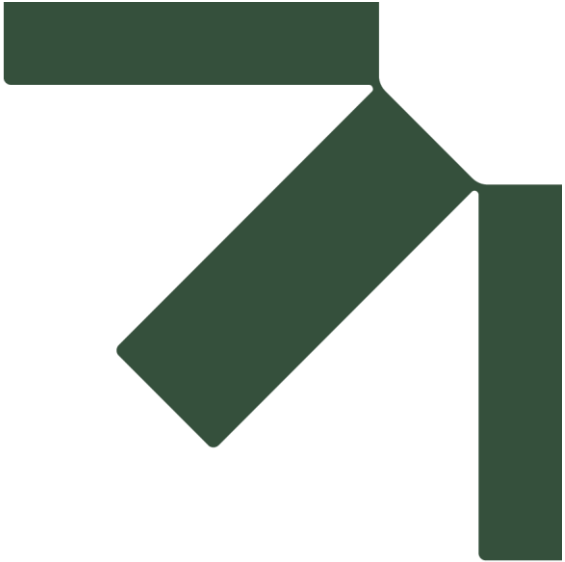
**Appendix P    Visual Impact  
Assessment**



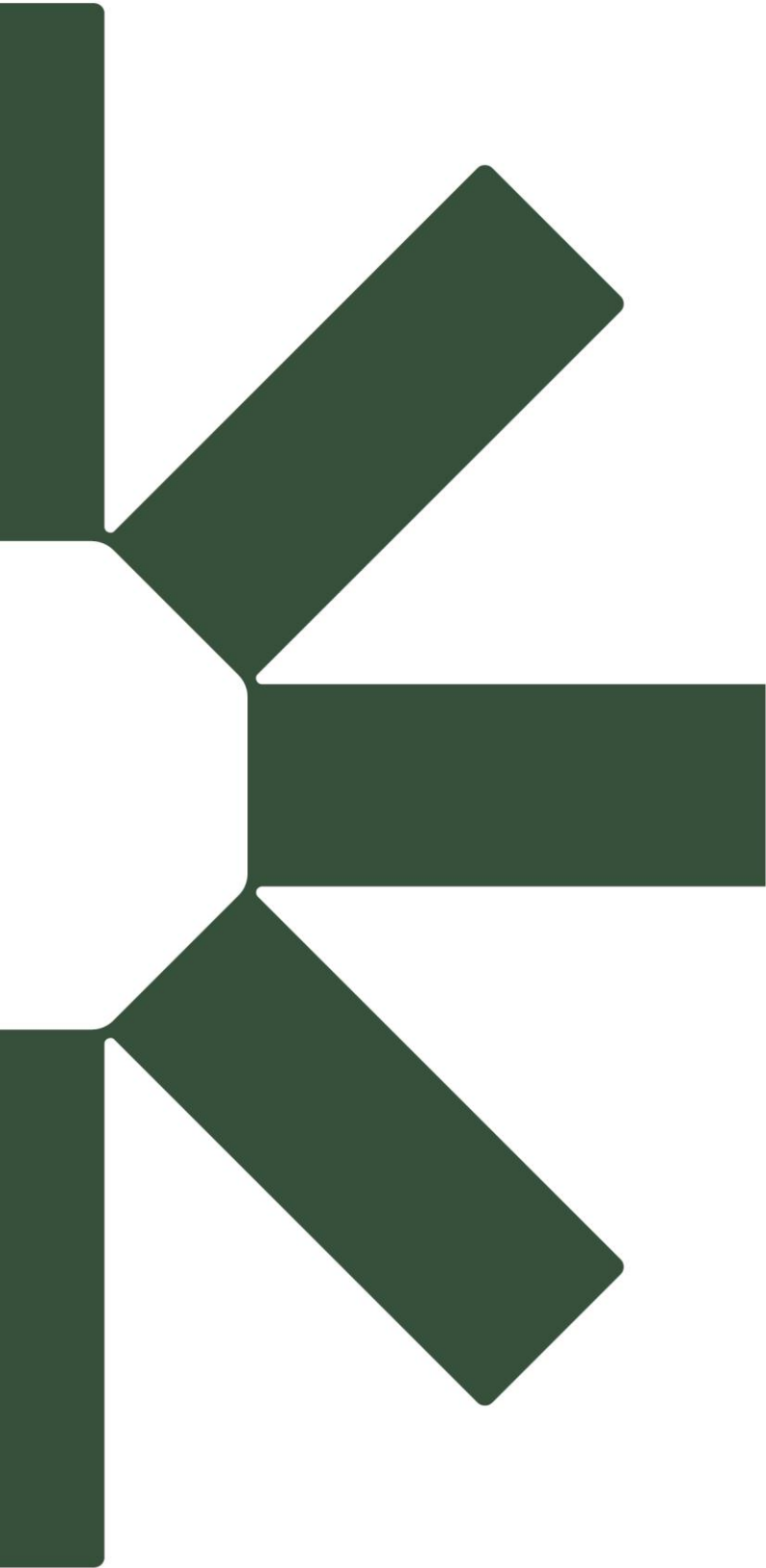
# Appendix Q Waste Management Plan



# Appendix R Survey Plan



# Appendix S QS Report



Making Sustainability Happen