

STATEMENT OF ENVIRONMENTAL EFFECTS

**GROUP HOME
(PERMANENT DWELLING)
AND DEMOLITION OF AN EXISTING
DWELLING AND ANCILLARY STRUCTURES**

**27 STRONACH AVENUE, EAST MAITLAND,
NSW, 2323 (LOT:98, DP:247251) &
29 STRONACH AVENUE, EAST MAITLAND,
NSW 2323 (LOT:99, DP:247251)**

Max Bowen Town Planner PO Box 107 Clarence Town, NSW, 2321		Phone: 0407 221 840 Email: max@perceptionplanning.com.au		
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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by True Wealth Property Pty Ltd (the client) to prepare a Statement of Environmental Effects (SEE) for a group home (permanent dwelling) and demolition of an existing dwelling and ancillary structures over 27-29 Stronach Avenue, East Maitland, NSW, 2323 (**'the site'**).

The site is located northeast of Stronach Avenue, within Maitland Council Local Government Area (LGA). 29 Stronach Avenue is currently vacant with the site historically hosting a residence and ancillary structures while 27 Stronach Avenue contains a single dwelling and detached ancillary structures with vehicle access provided to the front of each block from Stronach Avenue.

The proposed development is permissible with consent within the R1: General Residential zone under the Land Use Table within the Maitland Local Environmental Plan (LEP).

The proposed development seeks to construct a two-storey group home development on an amalgamated lot, resulting in a permanent dwelling in accordance with the architectural plans.

The development is considered suitable considering:

- The proposed development is permissible on the site with consent and is appropriately zoned and located;
- No adverse impact on the existing character or amenity of the area will result;
- The development will provide a valuable opportunity for people with special needs to live with increased independence in a group home environment, and
- The proposed location of the group home is well serviced and within walking distance from public transport.
- The land has the capacity to accommodate the development on the site whilst maintaining or mitigating potential environmental issues.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development. We look forward to Council's determination of this matter.

TERMS AND ABBREVIATIONS

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

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1.	EP&A Regulation Compliance Table	Perception Planning
2.	DCP Compliance Table	Perception Planning
3.	Deposited Plan	N/A
4.	Architectural Plans	Arkhi Design & Consulting
5.	Waste Management Plan	Perception Planning
6.	BYDA	BYDA
7.	AHIMS	AHIMS

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1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with True Wealth Property Pty Ltd (**‘the client’**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure’s (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	27 Stronach Avenue, East Maitland, NSW, 2323 & 29 Stronach Avenue, East Maitland, NSW, 2323
Lot and DP	LOT: 98 DP: 247251 LOT: 99 DP: 247251
Current Use	Residential
Zoning	R1: General Residential
Size (Lot Area)	27 Stronach Avenue – 666sqm 29 Stronach Avenue – 652sqm
Site Constraints	Acid Sulfate Soils– Class 5 Bushfire Prone Land – Vegetation Buffer Minimum lot size – 450m ²
Owner	Owner’s consent has been provided on the Application Form for the DA.
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development. No other easements of restriction are identified within the DP provided at Appendix 3 .

1.3 SITE DESCRIPTION

The site is located at 27 and 29 Stronach Avenue, East Maitland, NSW, 2323 (**‘the site’**), legal defined as LOT: 98 DP: 247251 and LOT: 99 DP: 247251 within Maitland Council Local Government Area (LGA).

The site is located on Stronach Avenue, south of Stockland Green Hills Shopping Centre. Land to the south, east and west of the site is occupied by land zoned R1: General Residential and land to the north is zoned E2: Commercial Centre. The township of Maitland is located 6.9km to the north-west.

29 Stronach Avenue is currently vacant with the site historically hosting a residence and ancillary structures while 27 Stronach Avenue contains a single dwelling and detached ancillary structures with vehicle access provided to the front of each block from Stronach Avenue. Across the two lots the site falls approximately 2m to the northwest. Vegetation on both sites consists of managed lawn areas with 27 Stronach Avenue containing garden beds and two small trees positioned to the rear of the lot and one small tree at the front of the lot.

A Dial Before You Dig search conducted on 26 July 2023 identifies that the site has access to reticulated water and sewer. Electricity, telecommunications including NBN is also available to the site.

Figure 1 - Locality Plan (Source: Nearmaps)



1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The existing two lots have a history of residential use with 29 Stronach Avenue currently vacant land and 27 Stronach Avenue having a single dwelling and detached ancillary structures with vehicle access provided to the front of both lots. There was no recorded information in-relation to development approvals available on the public Development Application Tracker.

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

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for a group home (permanent dwelling) and demolition of an existing dwelling and ancillary structures over 27 and 29 Stronach Avenue, East Maitland. **Figures 3 – 8** below show the proposed development with Architectural Plans contained as **Appendix 4**.

The development is enabled through the Maitland Local Environmental Plan 2011. The characteristics of the development include:

1. Proposed Lot amalgamation of Lot: 98 DP: 247251 and Lot: 99 DP: 247251
2. Demolition Works
 - a) Demolish existing dwelling and ancillary structures located on the site to facilitate the proposed development.
 - b) Demolish two existing driveways.
3. Removal of 4 trees located on site 2 to facilitate the proposed development.
4. Construct a two-storey group home development on the new lot, resulting in a permanent dwelling forming:

Ground Floor: -

- a) Five bedrooms each with an Ensuite.
- b) Kitchen, dining and living area.
- c) Laundry Facilities.
- d) Alfresco areas

Ground Floor Lobby: -

- a) Two Car Garage
- b) Onsite Overnight Assistance room and Storage Room
- c) Lift
- d) Staircase
- e) Storage area.

First Floor: -

- a) Five bedrooms each with an Ensuite.
- b) Kitchen, dining and living area.
- c) Laundry Facilities.
- d) Alfresco areas

First Floor Lobby: -

- a) Two Car Garage
- b) Onsite Overnight Assistance room and Storage Room
- c) Lift;
- d) Staircase;

As a proposed group home, residents will have minor intellectual or physical disabilities and will require care and assistance. A carer will reside on site with the participants (rotating between shifts).

A group home and residential accommodation are both identified as permitted with consent in the R1: General Residential Zone, defined under the Maitland LEP as:

group home means a permanent group home or a transitional group home.

group home (permanent) or **permanent group home** means a dwelling—

(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and

(b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) *attached dwellings,*
- (b) *boarding houses,*
- (c) *dual occupancies,*
- (d) *dwelling houses,*
- (e) *group homes,***
- (f) *hostels,*
- (g) *multi dwelling housing,*
- (h) *residential flat buildings,*
- (i) *rural workers' dwellings,*
- (j) *secondary dwellings,*
- (k) *semi-detached dwellings,*
- (l) *seniors housing,*
- (m) *shop top housing,*

but does not include tourist and visitor accommodation or caravan parks.

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

- The proposed development is permissible under the provisions of the Maitland LEP,
- The development will provide a valuable opportunity for people with special needs to live with increased independence in a group home environment, and
- The proposed location of the group home is well serviced and within walking distance from public transport and the local shopping centre.

The proposed development will provide a well-coordinated and sustainable development with no foreseeable impact on the character of the surrounding area.

Potential adverse impacts from the group home are anticipated to be no more significant than a standard residential use. Additional traffic is predicted to occur only during staff change-over periods.

It is considered that the proposal will have no significant impacts on the surrounding properties, nor is it likely to adversely affect their enjoyment or amenity. Group home environments provide participants invaluable opportunities for social integration and facilitate an overall increase in community inclusion. In essence the proposed development is a relatively minor planning amendment with major consequences for people with disability and their families. An assessment of the proposed development has not identified any unreasonable adverse environmental impacts likely to arise as a result of the proposal.

Figure 2 - Proposed Site Plan (Source: Arkhi Design & Consulting, 2023)

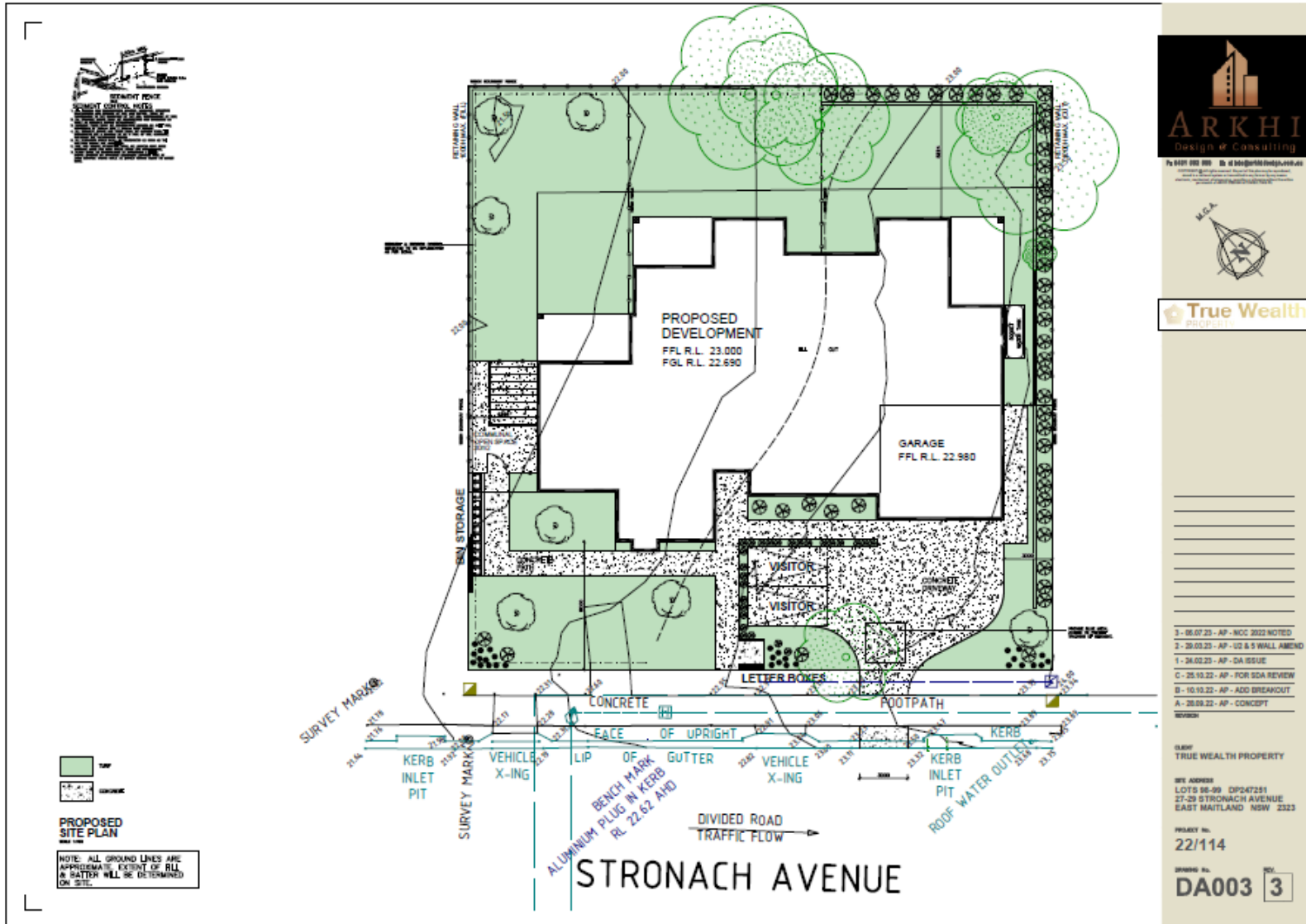


Figure 3 –Proposed Ground Floor Group Home (Source: Arkhi Design & Consulting, 2023)

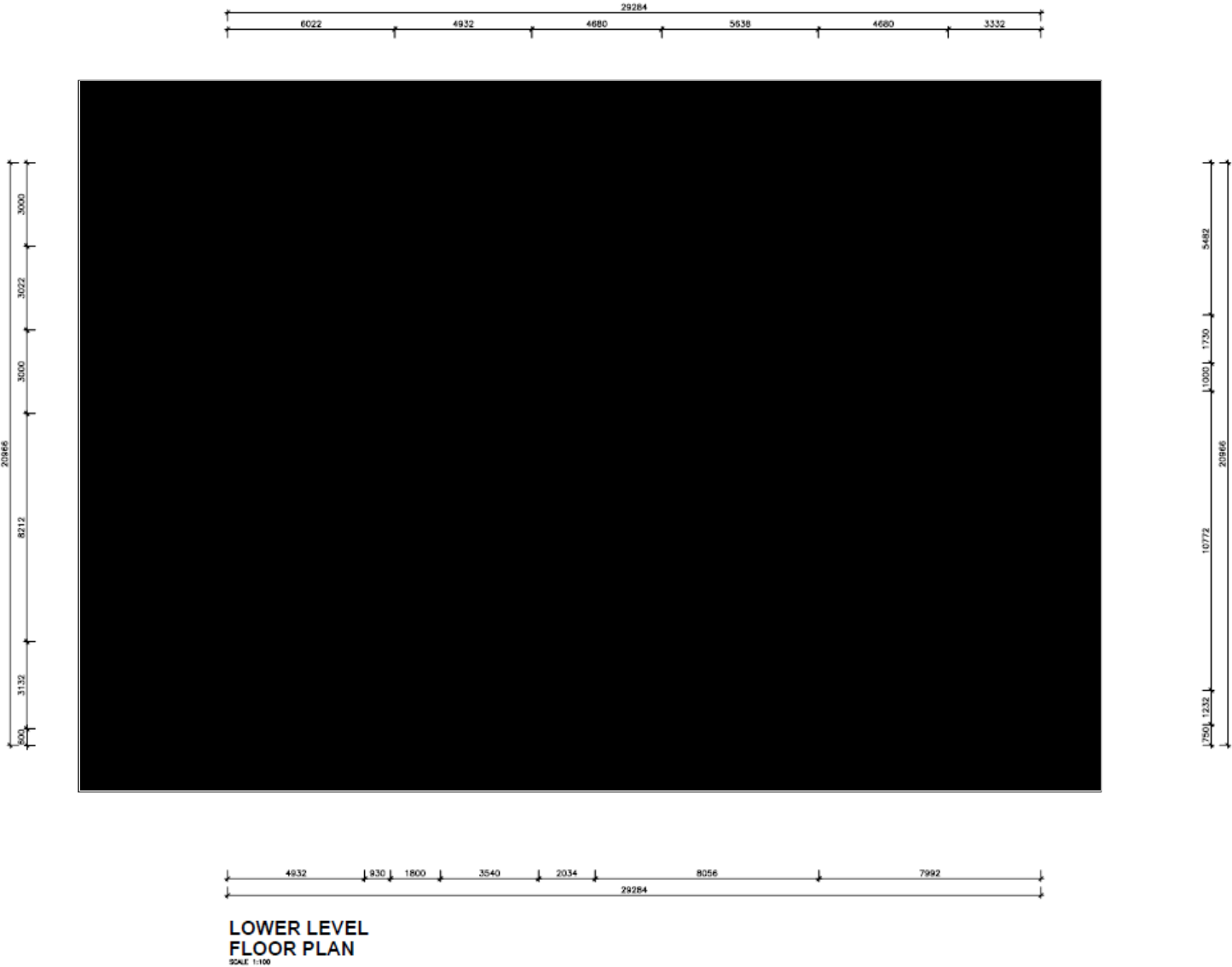
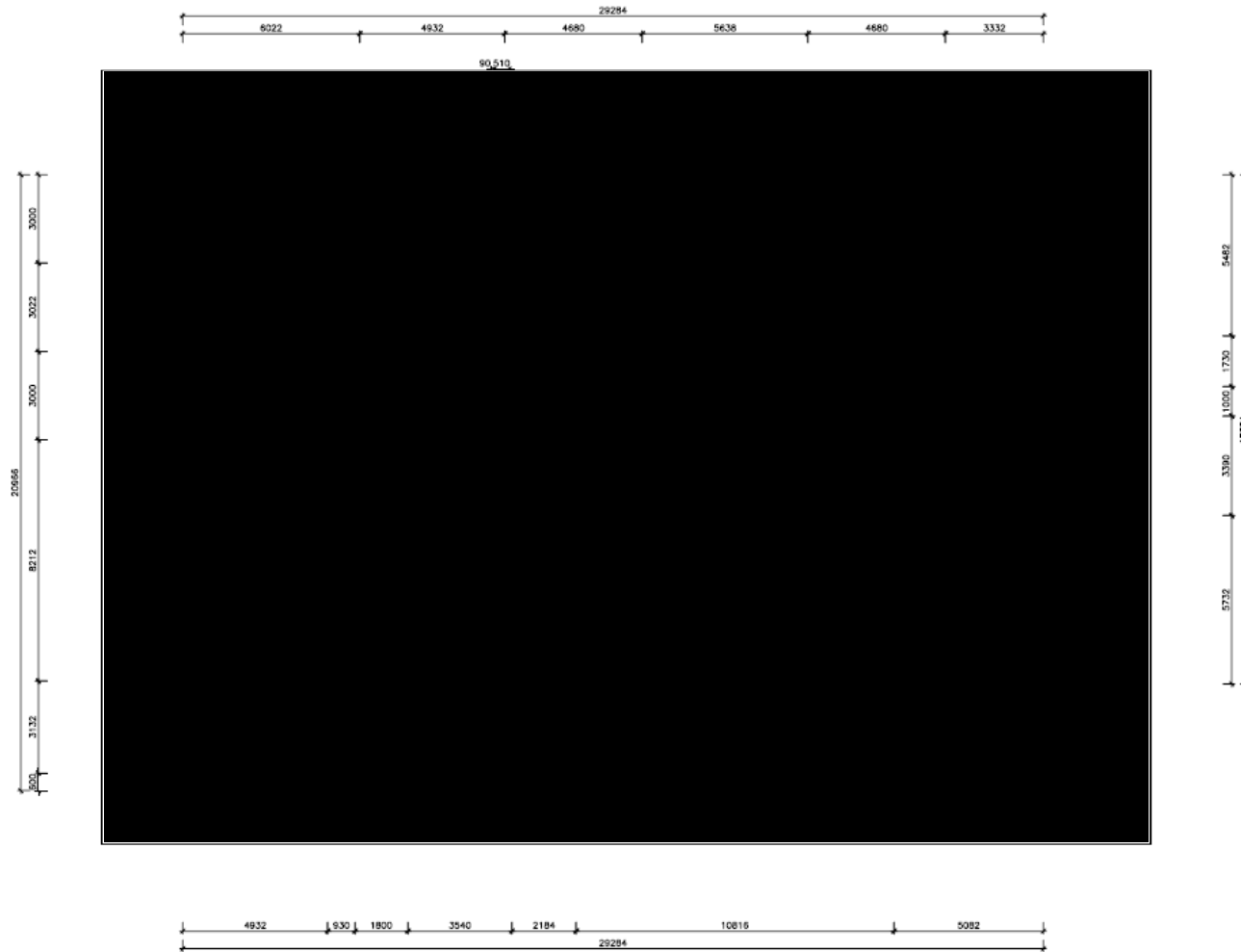


Figure 4 – Proposed First Floor Group Home (Source: Arkhi Design & Consulting, 2023)



UPPER LEVEL
FLOOR PLAN
SCALE: 1:100

Figure 5 - Proposed South-West Building Elevation Group Home (Source: Arkhi Design & Consulting, 2023)

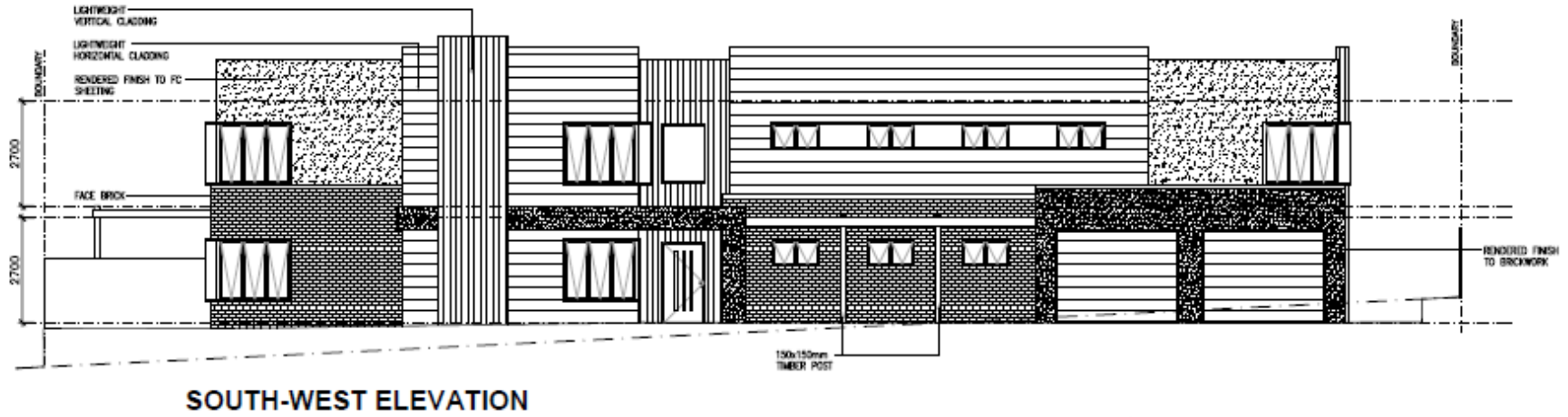


Figure 6 – Proposed South-East Building Elevation Group Home (Source: Arkhi Design & Consulting, 2023)

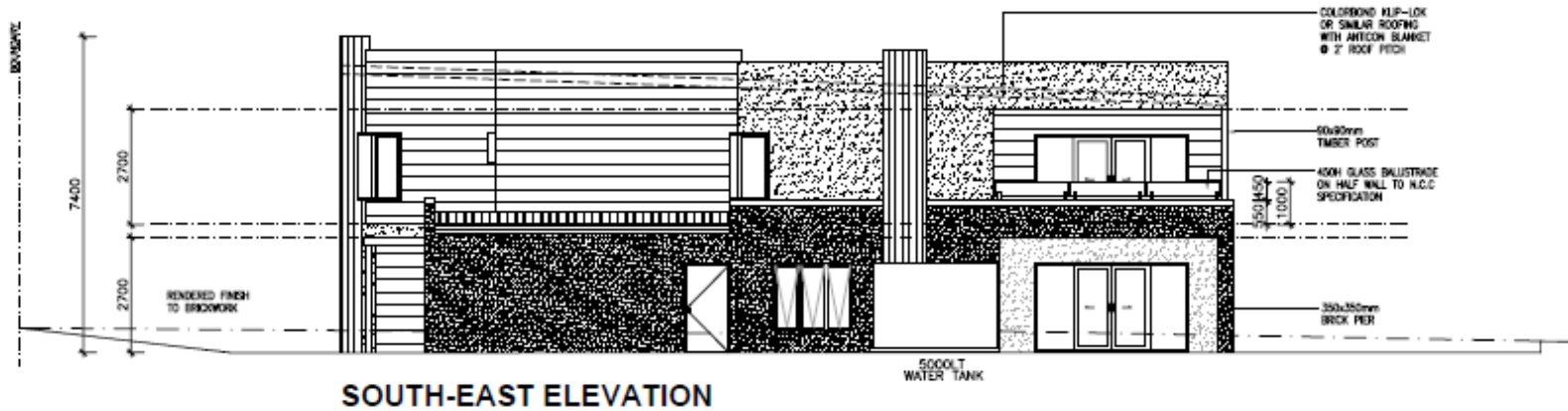


Figure 7 - Proposed North-East Building Elevation Group Home (Source: Arkhi Design & Consulting, 2023)

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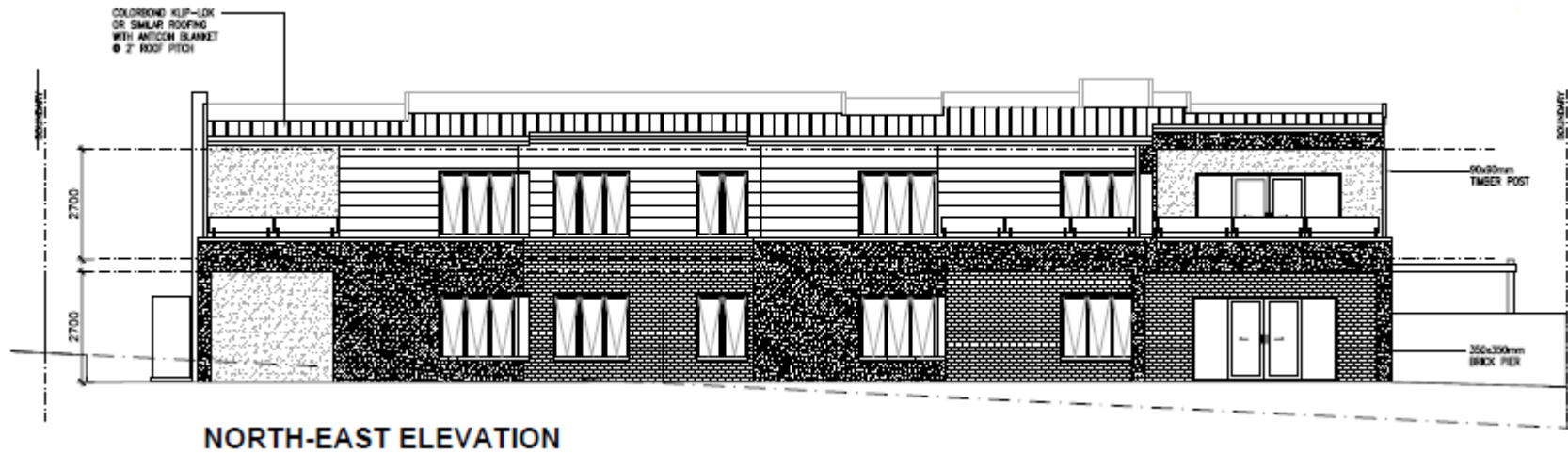
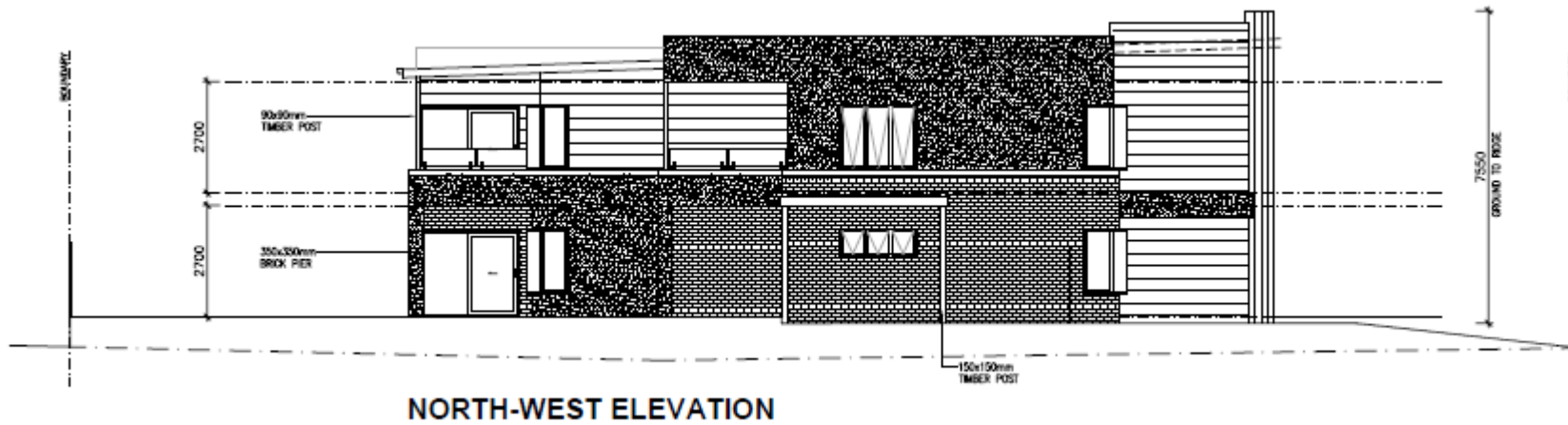


Figure 8 - Proposed North-West Building Elevation Group Home (Source: Arkhi Design & Consulting, 2023)



3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Water Management Act 2000*
- *Roads Act 1993*

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

- **Section 4.46 – What is integrated development?**

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

- **Section 7.11 – Development Contributions**

Development contributions will be required to be calculated and charged in accordance with the Maitland Contributions Plan (CP) where applicable.

3.1.2 BIODIVERSITY CONSERVATION ACT 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The site within the demolition area is not mapped on the NSW Biodiversity Values Map and does not occur within an Area of Outstanding Biodiversity Value (ABOV).

The subject site does not contain area identified on the Biodiversity Values Map as land with high biodiversity value and sensitive to impacts from development and clearing. The proposal requires no removal of vegetation within an area mapped as biodiversity value.

Accordingly, no further assessment of the proposal with regard to the Biodiversity Conservation Act is required.

3.1.3 ROADS ACT 1993

One new driveway access points from Stronach Avenue is required, subject to approval under Section 138 of the Roads Act 1993.

3.1.4 WATER MANAGEMENT ACT 2000

The subject site is not located within a Drinking Water Catchment. The development will not occur within 40m of the mapped watercourse, therefore referral to the Natural Resource Access Regulator as integrated development is not required as part of this application.

Table 1 - Integrated development

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	<p>No – Development is not integrated development in respect of an Aboriginal heritage impact permit required under Part 6 of the National Parks and Wildlife Act 1974 unless –</p> <ul style="list-style-type: none"> a. an Aboriginal object referred to in that Part is known, immediately before the development application is made, to exist on the land to which the development application applies, or b. the land to which the development application applies is an Aboriginal place within the meaning of that Act immediately before the development application is made <p>An AHIMs Search has been carried out for the site and is provided at Appendix 6. The AHIMs Search identifies that no Aboriginal sites or places have been declared on or near the site (within 50m). Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.</p>

Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	N/A
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	N/A

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Resilience and Hazard) 2021
- State Environmental Planning Policy (Housing) 2021

3.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 Vegetation in non-rural areas

Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) applies to non-rural areas of the state which includes all land within the R1 General Residential zone.

Under clause 2.6 of the Biodiversity SEPP, a person must not clear:

- Vegetation in a non-rural area of the State to which Part 3 (understood to mean Part 2.3) of the Biodiversity SEPP applies without the authority conferred by a permit granted by Council; or
- Native vegetation in a non-rural area of the State that exceeds the biodiversity offsets scheme threshold without approval by the Native Vegetation Panel under Part 2.4.

The application proposes the removal of three small non-native trees. Further assessment against the Biodiversity and Conservation SEPP is not required.

3.2.2 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (BASIX) 2004 aims to encourage sustainable residential development.

BASIX applies to:

- All new residential dwellings
- Alterations and additions to dwellings that cost \$50,000 or more
- Swimming pools of 40,000 litres or more

A BASIX Certificate has been prepared for the development. The certificate demonstrates that the proposal can achieve the required water and energy saving targets compared to the standard model house.

3.2.3 State Environmental Planning Policy (Resilience & Hazards) 2021

SEPP Resilience & Hazards 2021 Chapter 4 Remediation of Land provides a State-wide planning approach to the remediation of contaminated land. Clause 4.8 of SEPP Resilience & Hazards 2021 provides that a consent authority must not consent to the carrying out of

development on land unless it has considered whether the land subject to the development is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated.

The site is currently developed and zoned for residential development. The demolition works will be undertaken with development consent, and all demolition and material will be recycled and disposed of offsite at the appropriate disposal facilities. Given the age of the dwelling, it is possible that asbestos may be present. It is recommended that prior to demolition works occurring, preliminary testing be undertaken for the presence of asbestos. Should asbestos be identified within the building, accredited asbestos removal contractors should be engaged to clear asbestos prior to any further demolition works occurring.

3.2.4 State Environmental Planning Policy (Housing) 2021

The SEPP has a number of aims, which largely seek to provide a planning regime for the provision of affordable rental housing. The SEPP applies to the whole state and prevails if any inconsistency exists with another Environmental Planning Instruments (EPI), such as the Maitland Local Environmental Plan 2011 (the LEP).

The SEPP defines 'affordable housing' as 'housing for a very low-income household, low-income household or moderate-income household, if the household;

- a) Has a gross income that is less than 130 percent of the median household income for the time being for the Greater Sydney (Great Capital City Statistical Area according to the Australian Bureau of Statistics and pays no more than 30 percent of that gross income in rent, or
- b) Is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under the scheme.

The proposed development for a Group Home is defined under the SEPP as:

***“group home** means a permanent group home or a transitional group home.*

***permanent group home** means a dwelling:*

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and*
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,*

but does not include development to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies”

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

Pursuant to the Maitland Local Environmental Plan 2011 (MCLEP) Land Application Map (LAP_001) the subject site is land to which the environmental plan applies. Accordingly, the MCLEP is the appropriate EPI to assess the development proposal. The following assessment will demonstrate that the development proposal is compliant with the relevant clauses of the WLEP and permits approval by the Consent Authority.

- **Clause 2.3 – Zone Objectives and Land Use Table**

Both sites are zoned R1 – General Residential under the Maitland Stephens LEP 2011. The objectives of the R1 zone are as follows:

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

The proposed development is consistent with the objectives of the R1 – General Residential zoning. The proposed development will provide suitable housing for people within the Maitland Community who have special needs and cannot live by themselves or without care. The development is consistent with the residential zoning and the site will be used as a residential accommodation. Under the Land Use Table a group home is permissible with development consent.

- **Clause 5.10 – Heritage conservation**

The objective of this clause is to conserve the environmental heritage of Port Stephens. The site is not identified to contain a heritage item and is not located in proximity to any identified items/places.

A search of the Aboriginal Heritage Information Services (AHIMS) database (26 July 2023) did not identify the subject lots as containing any Aboriginal sites or places as shown in **Appendix 7** with a 200m buffer area. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

- **Clause 7.1 – Acid Sulphate Soils**

The site contains Acid Sulfate Soils – C5. The works are not likely to lower the watertable.

- **Clause 7.3 – Floodplain Risk Management**

Review of the MCLEP Maps did not identify the site as being flood prone land, accordingly it is not anticipated that the proposed development would result in an increased risk to life as a

result of a flood event. Neither a flood certificate or a planning certificate were obtained to confirm the accuracy of the MCLEP maps. Accordingly, if Council identify the site as being flood prone land, further detail and assessment will be provided upon request.

- **Clause 7.9 – Essential Services**

This Clause specifies that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

A Dial Before You Dig (DBYD) request was completed with the results provided at **Appendix 6**. Essential services including sewage, water and electricity connection are already connected to the site and will be extended to service the proposed development.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Maitland DCP 2011 is provided in the Table of Compliance provided at **Appendix 2**. The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development has demonstrated consistency of the surrounding locality through the environmental planning regulations and the existing residential setting. It has also shown to be consistent with the surroundings through its consistency with the existing residential development of the area.

The application includes relevant construction methods and services such as an on-site stormwater management system that will prevent adverse impacts on adjoining properties. The proposal provides logical and convenient connections to the road network and pedestrian facilities in the locality. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

New driveway access for the dwelling from Stronach Avenue is required, subject to approval under Section 138 of the Roads Act 1993.

Given the low demand for vehicle movements associated with the group home development the driveway shall operate in a manner consistent with a domestic driveway with vehicles able to reverse onto Stronach Avenue as required and as per the current situation.

The driveway cross over shall be designed in accordance with the SEPP and Council guidelines.

It is concluded that the proposed development of two residential group homes on the subject site shall have a negligible impact upon the local road network on traffic grounds.

4.1.3 PUBLIC DOMAIN

The proposed development will not have any negative impacts on any public domain. The development contributions derived from this development will provide infrastructure and public domain improvements in accordance with Maitland framework.

4.1.4 SERVICES

The subject site is serviced by reticulated water, electricity and sewer and will be extended to service the proposed development without burdening the public supply. In addition, the application demonstrates that stormwater drainage resulting from future roof and hard stand areas can be catered for in accordance with Councils requirements.

4.1.5 NOISE AND VIBRATION

No incompatible or adverse noise impacts have been identified as unacceptable in this location. Should a participant be identified to be behaving in such a way that the amenity of an adjoining residence is impacted owners, or the organization chosen to manage the property will handle such behaviors. This is considered to be in the best interests of the participant as well as the occupants of impacted residences.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

The proposed development includes a stormwater water system that manages stormwater in accordance with Council's quantity and quality requirements. In addition, the installation and maintenance of erosion and sedimentation controls will occur during construction. Although the development proposes the removal of three located on the southern property to facilitate the works proposed the amenity of the locality will not be significantly adversely reduced with regard to the removal of the trees. The proposal will allow for sufficient areas of landscaping within the boundaries of the site for additional compensatory plantings to be provided in the future.

It is noted that no significant vegetation is proposed to be removed and that the proposal includes a landscaping plan that utilises native species.

Sufficient deep soil planting and landscaping has been proposed to soften the appearance of the development. No negative impacts on the natural environment are anticipated as a result of the proposed development.

4.2.2 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (26 July 2023) did not identify the subject site as containing any Aboriginal sites or places as shown in **Appendix 7**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance. If artifacts are discovered during the construction phase, then they will be managed in accordance with the regulations.

4.2.3 STORMWATER

The application demonstrates that stormwater drainage resulting from new roof and hard stand areas can be catered for in accordance with Council's requirements. On-site stormwater detention and drainage system will be constructed to control the rate of runoff leaving the site.

4.3 SOCIAL AND ECONOMIC

The proposed development is not considered to produce any adverse social or economic impact on the locality. Rather the proposed development provides positive social impacts by providing housing for those with special needs. Any potential adverse impacts, such as increased noise or antisocial behavior will be assessed and managed by owners of the property, or the organization appointed to manage the property.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

The proposed development is not considered to have an impact on local safety or security or impact and existing crime prevention. Surveillance cameras will be installed at the property for the safety of staff and participants. These cameras will capture the group home only and will not impede on the privacy of any neighbouring property.

4.4 SUITABILITY OF THE SITE AND PUBLIC INTEREST

The proposed development is considered to be a suitable use of the site. This development is permissible under the LEP and has addressed any relevant concerns through this SoEE. The proposal is considered to be within the public's best interest.

5 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed development is the most suitable option for the development of the site. Any relevant matters have been addressed through this SEE.

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

- The proposed development is permissible on the site with consent and is appropriately zoned and located;
- No adverse impact on the existing character or amenity of the area will result;
- The development will provide a valuable opportunity for people with special needs to live with increased independence in a group home environment, and
- The proposed location of the group home is well serviced and within walking distance from public transport.

It is considered that the proposal will have no significant impacts on the surrounding properties, nor is it likely to adversely affect their enjoyment or amenity. Group home environments provide participants invaluable opportunities for social integration and facilitate an overall increase in community inclusion. In essence the proposed development is a relatively minor planning amendment with major consequences for people with disability and their families. We look forward to Council's determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.



Perception Planning Pty Ltd.
PO Box 107,
Clarence Town, NSW, 2321
Phone: 0411 551 433
Email: admin@perceptionplanning.com.au

APPENDIX 1 – EP&A Regulation 2000 (Schedule 1)

A development application under Schedule 1 (2) – Forms of the Environmental Planning and Assessment Regulation 2000 is to be accompanied by the following information.

No	Requirement	Response
Information to be included in development application		
1(a)	Name and address of the Applicant	This is provided on the Council DA Form and within the SoEE.
1(b)	A description of the development to be carried out	
1(c)	The address, and formal particulars of title, of the land on which the development is to be carried out	
1(d)	An indication as to whether the land is, or is part of, critical habitat	The site is not identified as a critical habitat. The proposed development does not include vegetation removal.
1(e)	An indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is to be taken to be development that is not likely to have such an effect because it is a biodiversity compliant development.	
1(ea)	For biodiversity compliant development, an indication of the reason why the development is biodiversity compliant development.	
1(f)	A list of authorities from which concurrence must be obtained before the development may be lawfully carried out or from which concurrence would have been required, but for section 4.13 (2A) or 4.41	
1(f1)	In the case of an application that is accompanied by a biodiversity development assessment report, the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values if different biodiversity credits are proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016.	N/A
1(f2)	If the land is subject to a private land conservation agreement under the Biodiversity Conservation Act 2016, a description of the kind of agreement and the area to which it applies.	
1(g)	A list of any approvals of the kind referred to in section 4.46(1) of the Act that must be obtained before the development may be lawfully carried out.	Noted. No referrals are understood to be required.

1(g1)	In the case of State significant development, a list of any authorisations that must be provided under section 4.4 of the Act in relation to the development.	The development is not identified as State significant.
1(h)	The estimated cost of the development.	The estimated cost of the development is identified on the Council DA Form.
1(h1)	In the case of State Significant development, the capital investment value of the development.	The development is not defined as State significant.
1(i)	Evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by this Regulation.	The owners' consent is provided on the Council DA Form.
1(j)	A list of the documents accompanying the application.	A list of documents accompanying this application is provided within this Statement of Environmental Effects.
Documents to accompany development application		
2 (a)	A site plan of the land	A site plan is provided within this Statement of Environmental Effects.
2(b)	A sketch of the development	Development plans for the development provided within this Statement of Environmental Effects.
2(c)	A statement of environmental effects (in the case of development other than designated development or State significant development)	This table is an attachment to the SoEE.
2(d)	In the case of development that involves the erection of a building, an A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site (as referred to in clause 56 of this Regulation)	Development plans for the proposal are provided.
2(e)	An environmental impact statement (in the case of designated development or State significant development)	The development is not defined as designated or state significant.
2(f)	A species impact statement (in the case of land that is, or is part of, critical habitat or development that is likely to significantly affect threatened species, populations or ecological communities, or their habitats, but not if the development application is for State significant development)	Nothing (i.e. vegetation) on the site suggests that an SIS should be prepared for this DA.
2(g)	If the development involves any subdivision work, preliminary engineering drawings of the work to be carried out	The development does not include any subdivision works to create new lots.
2(h)	If an environmental planning instrument requires arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services),	This SoEE discusses 'essential services' and the approach taken. SAC is not required for this application.

	documentary evidence that such arrangements have been made.	
2(i)	<p>If the development involves a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure):</p> <p>(i) a list of the Category 1 fire safety provisions that currently apply to the existing building, and</p> <p>(ii) a list of the Category 1 fire safety provisions that are to apply to the building following its change of use</p>	The proposed development is not a change of use.
2(j)	If the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building	The proposed development is not an alteration.
2(k)	If the land is within a wilderness area and is the subject of a wilderness protection agreement or conservation agreement within the meaning of the Wilderness Act 1987, a copy of the consent of the Minister for the Environment to the carrying out of the development	The proposed development is not located within a wilderness area.
2(k1)	In the case of development comprising mining for coal (within the meaning of section 380AA of the Mining Act 1992)—documentary evidence that the applicant holds an authority under the Mining Act 1992 in respect of coal and the land concerned or has the written consent of the holder of such an authority to make the development application.	The development does not compromise mining for coal.
2(l)	In the case of development to which clause 2A applies, such other documents as any BASIX certificate for the development requires to accompany the application.	A BASIX Certificate accompanies this application.
2(m)	In the case of BASIX optional development—if the development application is accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied), such other documents as any BASIX certificate for the development requires to accompany the application	
2(n)	<p>If the development involves the erection of a temporary structure, the following documents:</p> <p>(i) documentation that specifies the live and dead loads the temporary structure is designed to meet,</p> <p>(ii) a list of any proposed fire safety measures to be provided in connection with the use of the temporary structure,</p> <p>(iii) in the case of a temporary structure proposed to be used as an entertainment venue—a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the Building Code of Australia are</p>	The development does not involve the erection of a temporary structure.

	<p>to be complied with (if an alternative solution, to meet the performance requirements, is to be used),</p> <p>(iv) documentation describing any accredited building product or system sought to be relied on for the purposes of section 4.15 (4) of the Act,</p> <p>(v) copies of any compliance certificates to be relied on</p>	
2(o)	<p>In the case of a development involving the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant—a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies</p>	<p>This development will not involve a building as an entertainment venue or a function centre, pub, registered club or restaurant.</p>