

Our Ref: PCB140046



17 December 2021

The General Manager
Maitland City Council
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Attn: Brian Gibson

Response to Request for Additional Information – DA/2021/1460 - 70 Christopher Road & 799 New England Highway, Lochinvar

Reference is made to Council's correspondence dated 24 November 2021 requesting additional information for DA/2021/1460 being the proposed 2 into 307 Lot Torrens Title Subdivision including Local Park at 70 Christopher Road and 799 New England Highway, Lochinvar.

Please refer to response below addressing each item in Council's correspondence.

1. Concept Development Application

Council's comment

Please confirm the staging proposed under the application is not for a Concept development application under Division 4.4 of the Environmental Planning and Assessment Act, 1979.

Response

The staging proposed under the application is not for a concept development application under Division 4.4 of the Environmental Planning and Assessment Act 1979. Consent is sought for the 2 into 307 Lot Torrens Title Subdivision including Local Park. The staging detailed within the Statement of Environmental Effects refers to the staging of works and release of lots.

2. Urban Release Area – Satisfactory Arrangements

Council's comment

Under Clause 6.1 Arrangements for designated State public infrastructure of the Maitland Local Environmental Plan 2011 (MLEP2011), there is a requirement to provide satisfactory arrangements for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land. Please provide certification from the Director-General that satisfactory arrangements have been made for the proposed development.

Response

Noted. We are in the process of obtaining a Satisfactory Arrangements Certificate from the NSW Department of Planning, Industry and Environment. This will be provided to Council upon receipt.

3. Urban Design Analysis

Council's comment

Details of the Urban Design Analysis and the guiding principles for the proposed subdivision design. The Urban Design Analysis should also address how the design responds to future stages under the same

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land holding and connection with adjoining land holdings within the Urban Release Area for Lochinvar.

Response

An Urban Design Analysis Report has been prepared for the proposed subdivision. The analysis outlines the guiding principles for the development and addresses how the design responds to the existing site constraints and opportunities as well as the development of the overall Lochinvar Urban Release Area (URA). A copy of the report is provided herewith.

4. Key Infrastructure Plan and Servicing Strategy**Council's comment**

A key infrastructure plan and servicing strategy for the development is required. In addition to the Traffic Impact Assessment and Stormwater Management documentation provided, the key infrastructure plan and service strategy is to include specialist input with supporting documentary evidence of servicing capacity for the total development and with respect to the staging.

Response

Key infrastructure and servicing strategies have previously been completed for the site and surrounding area in accordance with service authority requirements. As demonstrated by the DA documentation, adequate infrastructure arrangements can be made for each proposed lot in the subject application as well as future lots within Lochinvar Ridge Estate as required. The subject development is considered to contribute to the orderly and rationale development of the Lochinvar URA with immediately adjoining land having the benefit of development consents for residential subdivisions. Development of proposed stages 8 to 14 follows the logical and orderly progression of development for Lochinvar Ridge Estate with infrastructure provided within stages 1 to 7 to be extended through to stages 8 to 14. The site is identified within Stage 1 of the URA as per Part F.9 – Lochinvar Urban Release Area of the Maitland DCP 2011. Timing and release of the proposed lots is consistent with the provision of key infrastructure within the area with details provided for each service below.

a) Water

A Water Strategy Report for Lochinvar East was prepared by Barker Ryan Stewart for submission to Hunter Water Corporation in April 2021. This report identified that a booster pump station would be required for lots in stages 1 to 7 under approved DA2017/1401 as well as future lots within Lochinvar Ridge Estate. The booster pump station is being constructed prior to the release of approved stages 1 to 7. This pump station will service stages 8 to 14 (subject of this application) and future stages within Lochinvar Ridge Estate as required. Water infrastructure will be provided to each proposed lot within the subject development in accordance with Hunter Water Corporation requirements. A Section 50 Compliance Certificate will also be provided to Council prior to issue of the Subdivision Certificate for each stage of the development. For reference, please find enclosed herewith a copy of the Water Strategy Report.

b) Sewer

Sewer is available to the site with a sewer trunk main recently constructed that has capacity to service the proposed and future lots within the subject site. Please refer to a copy of the Review of Environmental Factors prepared on behalf of Hunter Water Corporation detailing the sewer main capacity. Sewer infrastructure will be provided to each proposed lot within the subject development in accordance with Hunter Water Corporation requirements. A Section 50 Compliance Certificate will also be provided to Council prior to issue of the Subdivision Certificate for each respective stage.

Note Development Assessment Applications have been lodged with Hunter Water Corporation. We will provide Council with copies of the Notice of Formal Requirements once received.

c) Electricity, Telecommunications and Gas

The proposed development will be serviced with electricity, telecommunications and gas. Installation and augmentation of these services to each lot will be undertaken as part of the development works. Should any upgrades be required to service the lots, these will be undertaken in accordance with Ausgrid, NBN and Jemena requirements. Evidence of supply of these services from the relevant

authority will be provided to Council prior to issue of the Subdivision Certificate for each respective stage.

d) Stormwater Management

The Stormwater Management Report submitted with this application is considered to appropriately address stormwater management including water quality and quantity for the development in accordance with Council's requirements. Additional information is not considered necessary for the subject application. Further information will be provided for assessment as part of future applications for future stages of development within Lochinvar Ridge Estate (i.e future stages 15 to 21).

e) Transport

A transport movement network and hierarchy has been developed for the site in accordance with approved and future subdivision layouts on adjoining land. The development proposes to connect to the Wyndella Road Traffic Control Signals (TCS). The Wyndella Road TCS were constructed to cater for the expected increase in traffic generated by development of the Lochinvar URA south of New England Highway, which includes the subject development. The subdivision proposes to connect to this intersection with linking roads provided to the boundary of the site. The Traffic Impact Assessment submitted with this application supports the development and illustrates that the expected traffic generation from the proposed lots can be catered for within the surrounding public road network.

f) Conclusion

As demonstrated above, appropriate infrastructure is readily available to cater for the 307 lot subdivision. Sewer main upgrades have been undertaken to cater for the development. Water infrastructure will be available for the proposed development as it is being constructed as part of approved stages 1 to 7. Electricity, telecommunications and gas are available within the vicinity of the site and any required upgrades to cater for the additional lots will be undertaken prior to issue of Subdivision Certificate. Stormwater from the development can be appropriately managed within the site through the provision of detention basins, interallotment drainage lines, pits and pipes as detailed within the Stormwater Management Report lodged with the application. Adequate road infrastructure is also readily available to cater for the development's expected traffic generation as supported by the Traffic Impact Assessment Report.

Future stages of development within Lochinvar Ridge Estate will be appropriately serviced in accordance with the relevant authority's requirements at that time. The Lochinvar URA is currently being developed for residential purposes. Future servicing of surrounding residential land may affect servicing of future stages within Lochinvar Ridge Estate. Servicing requirements of future stages within Lochinvar Ridge Estate will be considered as part of any future development application. It is unnecessary to further consider servicing requirements of future development not subject to this application, considering that those requirements are likely to change overtime as the development of surrounding parcels of land occurs.

It is considered that the above information satisfies Council's request for additional information for servicing the proposed subdivision. Providing a key infrastructure plan would not supply service authorities or Council with any new detail than it already has for consideration. Infrastructure is also readily available to the site, and therefore the provision of a key infrastructure plan is not necessary for the subject application.

5. CPTED

Council's comment

Analysis of the subdivision design incorporating the CPTED principles (this can be included in the Urban Design Analysis).

Response

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the 'planning, design and structure of cities and neighbourhoods'. The main

aim of the policy is to:

- limit opportunities for crime;
- manage space to create a safe environment through common ownership and encouraging the general public to become active guardians; and
- increase the perceived risk involved in committing crime.

The guidelines provide four key principles in limiting crime. These are:

1. Surveillance;
2. Access Control;
3. Territorial re-enforcement; and
4. Space/activity management.

Barker Ryan Stewart has inspected the site and undertaken a preliminary review of the subdivision design against these guidelines. The assessment of the development considers these principles to recommend the preferred design outcomes.

a) Surveillance

The Crime Prevention and the Assessment of Development Applications states that '*the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical*'.

From a design perspective, deterrence has been achieved within the development by providing:

- Clear sightlines between public and private places;
- Effective lighting of public places including local park and street lighting; and
- Landscaping that makes Lochinvar Ridge attractive, with no opportunities provided within the landscape design for offenders to hide or entrap victims.

Positive surveillance features of the development include:

- Significant opportunities for passive surveillance of the street for future residential dwellings (subject to separate applications); and
- Clear sightlines within and across public places.

b) Access Control

Access control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'.

Access control is not applicable to the subject application with future residential development will be required to consider implementing positive access control design features such as fencing, landscaping and security to buildings.

c) Territorial Reinforcement

Territorial reinforcement is achieved in the subdivision layout through:

- Design that encourages people to gather in public space including the local park and passive recreation areas;
- Public space and local park layout encourages people to feel some responsibility for its use and condition;
- Clear transitions and boundaries between public and private space through landscaping, streets and pathways as well as future fencing, landscaping and building design on each lot; and
- Clear cues on who is to use space and what it is to be used for including future private residential lots, public spaces such as footpaths, roads and parks.

The subdivision does not result in making public spaces private, with roads provide around the perimeter of the local park and passive recreation areas to allow for open public spaces that are not enclosed by private fencing, gates or enclosures.

d) Space Management

Space management 'ensures that space is appropriately utilised and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements. The vision for Lochinvar Ridge Estate is an urban area with unique character and high amenity. To maintain the desired character of the area and reduce urban decay, the subdivision design will implement high quality landscape, lighting and community facilities where future occupants will feel responsibility for maintenance and management of private and public areas.

Our assessment of the proposal in accordance with the CPTED principles confirms that the development has been appropriately design and can be managed to minimise the potential risk of crime and a re-design of the proposal is not required.

6. Social and Economic Impact

Council's comment

A detailed Economic and Social Impact analysis of the proposed development, having regard to the proposed subdivision. The analysis should also address the staging and timing of the subdivision having regard to key infrastructure detailed in the Urban Release Area plan for Lochinvar (F.9 of DCP11).

Response

The SEE submitted in support of this application provides an assessment of the applicable provisions of section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). In addition to this assessment, it is considered that the development will have a positive social and economic impact, with any adverse social impacts mitigated through the design of the development and additional community benefits. It is considered that the proposal will achieve the following outcomes:

- Increase the supply of high-quality residential lots that will generate additional housing to cater for population growth within the Hunter Region;
- Significantly improve community amenity by redeveloping a key site within the Lochinvar URA that will complement the desired future character of the area;
- Provide high quality public spaces including a local park and passive recreation areas for use by the local and wider community;
- Reduce adverse impacts on surrounding rural zoned land through landscape buffers and restricted access to Winders Lane, as addressed within the Statement of Environmental Effects lodged with the DA;
- Result in an iconic Lochinvar Ridge Estate design that is a strong statement for the development of the Lochinvar URA;
- Generate economic benefits by creation employment opportunities during construction, cleaning / maintenance of the local park, and ongoing use of the lots for residential purposes, which will likely support a future commercial area for the wider Lochinvar area.

Overall, the proposal will generate positive social and economic impacts and is supportable from a socioeconomic perspective.

It is considered that the documents lodged with the DA and additional information provided above satisfactorily addresses the social and economic impacts of the development, as required under section 4.15 of the EP&A Act 1979 and the Maitland DCP 2011. The site was rezoned for residential purposes with a minimum lot size of 450m². The proposal includes a variety of lot sizes suitable for a range of general residential development in accordance with the land zoning and minimum lot size controls. Social and economic issues have been addressed as part of the planning proposal for the site, which considered the suitability of the site as an urban release area and for residential

development. Social and economic issues have been appropriately implemented into the controls contained within Part F.9 – Lochinvar Urban Release Area of the Maitland DCP 2011. The development is consistent with Council's development controls for the URA, with buffers provided to existing rural residential development, and where no access is provided to Winders Lane as well as the integration with development on adjoining land. The social and economic impacts of the development have been appropriately considered and mitigated through compliance with the relevant DCP controls.

Council have previously indicated support of the proposed layout with the larger lot sizes indicating that it provides a better environmental outcome for the site and improved amenity for future residents. The information provided above and within the Statement of Environmental Effects regarding social and economic impacts is sufficient for the proposed development and meets Maitland City Council's DA requirements for integrated development. As such, a detailed economic and social impact analysis should not be required for the proposal.

Note staging and timing of the subdivision having regard to key infrastructure detail has been addressed under points 3 and 4 above.

The following documents are enclosed herewith:

- Urban Design Review Report;
- Water Servicing Strategy for information only; and
- Review of Environmental Factors for sewer infrastructure for information only.

We consider matters raised in Council's letter dated 24 November 2021 have been satisfactorily addressed. We would appreciate your timely review of the submitted documentation and look forward to our next meeting in January.

Should you require any further information or clarification of the above, please do not hesitate to contact the undersigned.

Kind Regards

Hope O'Dea | Town Planner
Barker Ryan Stewart Pty Ltd