

STATEMENT OF ENVIRONMENTAL EFFECTS

MULTI-DWELLING HOUSING (7 x New Dwellings) AND COMMUNITY TITLE SUBDIVISION

**5 & 7 OAKLAND CLOSE, BOLWARRA, NSW
2320 (LOT 304 & 306 IN DP 1241334)**



NORTH DWY ELEVATION



SOUTH DWY ELEVATION

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by GHT Holdings Pty Ltd (the client) to prepare a Statement of Environmental Effects (SEE) for a Multi-Dwelling Housing development comprising of 7 x new detached single dwellings, and subsequent Community Title Subdivision (7 x lots and 1 x common property lot) on Lot 304 and Lot 306 at 5 & 7 Oakland Close, Bolwarra, NSW 2320 (LOT: 304 & LOT: 306 in DP:1241334) ('the site').

The objective of the proposed development is to obtain development consent for:

- Construction of 7 x new Dwellings (Multi-Dwelling Housing) comprising of:
 - 4 x 4-Bedroom Single Storey Dwellings (northside of site), with double garage and northern POS.
 - 4 x 4-Bedroom Single Storey Dwellings with under subfloors (south side of site) with double garaging and southern aspect raised POS.
- Upgrade of central utilities and services to cater for the new dwellings/development of the site;
- Upgrade or argumentation of the central and communal driveway to suit;
- Landscaping to the entire site;
- Community Title Subdivision creating 7 x separate rectangular lots and providing a trunk communal access and infrastructure lot and vehicular turning area. The proposed lot areas are as follows
 - Lot 1 = 455m²
 - Lot 2 = 495m²
 - Lot 3 = 496m²
 - Lot 4 = 408m²
 - Lot 5 = 787m²
 - Lot 6 = 705m²
 - Lot 7 = 806m²
 - Common Lot = 687m²

The Community Title Subdivision into Seven (7) Lots, plus a Common Lot is concurrently proposed to accommodate a new lot for each dwelling subject of this application.

The Proposed Subdivision Plan is provided at **Appendix 6**.

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

- The proposed Multi Dwelling Housing and Subdivision is permissible on the site with consent,
- The proposal ensures the creation of a variety of density and designed dwelling, located on suitable lots that are useable and appropriate for residential purposes and meets the objectives of the minimum Lot size requirements of the LEP and its relevant clauses (where applicable to CT Subdivision);
- No adverse impact on the existing character or amenity of the area will result;
- The proposed subdivision is consistent with the layout of the existing area without burdening the essential services supply;
- The proposed development is consistent with the intended layout and character of the Bolwarra area;
- The provision of additional developed lots assists in meeting the objectives and associated dwelling and resident yield / population established within the Hunter Regional Plan 2020; and
- Subdivision and development of the land will directly benefit the community through providing additional developable and saleable lots and dwelling density of houses to meet the housing needs of the growing community population.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity.

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

TERMS AND ABBREVIATIONS

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

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by	Reference
1	EP&A Regulation Compliance Table	Perception Planning	N/A
2	DCP Compliance Table	Perception Planning	J001501, Rev 2 and dated 21/02/22
3	Deposited Plan	N/A	N/A
4	AHIMs Search Results	Perception Planning	N/A
5	DBYD Search Results	Perception Planning	N/A
6	Proposed Multi-Dwelling Housing Development Plans	Sorensen Design	2103113E, Rev E and dated 9/12/21
7	Proposed Community Title Subdivision Plan	Northpoint Surveys Pty Ltd	37017 DP-4, Rev B and dated 4/11/21
8	Proposed Landscaping Plans	JK's Garden Creations	UNICO50321 and dated 23.4.21
9	Hunter Water Corporation Stamped Plans	Hunter Water Corporation	N/A
10	Geotechnical Report	Agility Engineers	2021562 and dated 30 August 2021
11	BASIX Certificates	Sorensen Design	2103113 L2 – L8 and dated 1 June 2021
12	Engineering/Civil Plans	DRB Consulting Engineers	210695, Rev G and dated 10.12.21
13	Cleanaway Letter		

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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 GHT Holdings 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	5 & 7 Oakland Close, Bolwarra, NSW 2320
Lot and DP	LOT 304 and 306 IN DP1241334
Current Use	Vacant land
Zoning	R1 – General Residential
Size	6,548m ² (approx.)
Site Constraints	Minimum lot size – 450m ² . Class 5 ASS
Owner	Owner’s consent has been provided with the DA lodgement package.
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposal. Existing easements are identified within the DP provided at Appendix 3 . Easements associated with the subject lots relate to Drainage of Water in the South and West extents of the current lots.

1.3 SITE DESCRIPTION

The site is located at 5 & 7 Oakland Close, Bolwarra NSW 2320 (**‘the site’**) and has a total area of 1,255m² (**FIGURE 1 - 3**). The site is located within the township of Bolwarra, within the Maitland Local Government Area (LGA).

The site has legal road access to Oakland Close, a cul-de-sac public and local road. The lots are bound to the north by existing residential lots that are currently vacant with developed residential lots located further north and to the east, south and west.

The site is currently vacant land. A concrete battle-axe handle exists along the handle of lots 304 and 306 for access. The site is currently covered by grasses and contains no existing woody or native vegetation.

The site slopes downwards from the northern to southern boundary, with a fall of approximately 8.5m. The dwellings have been designed to respond to the topography of the site.

Figure 1 - Locality Plan (Source: Nearmap, April 2021)

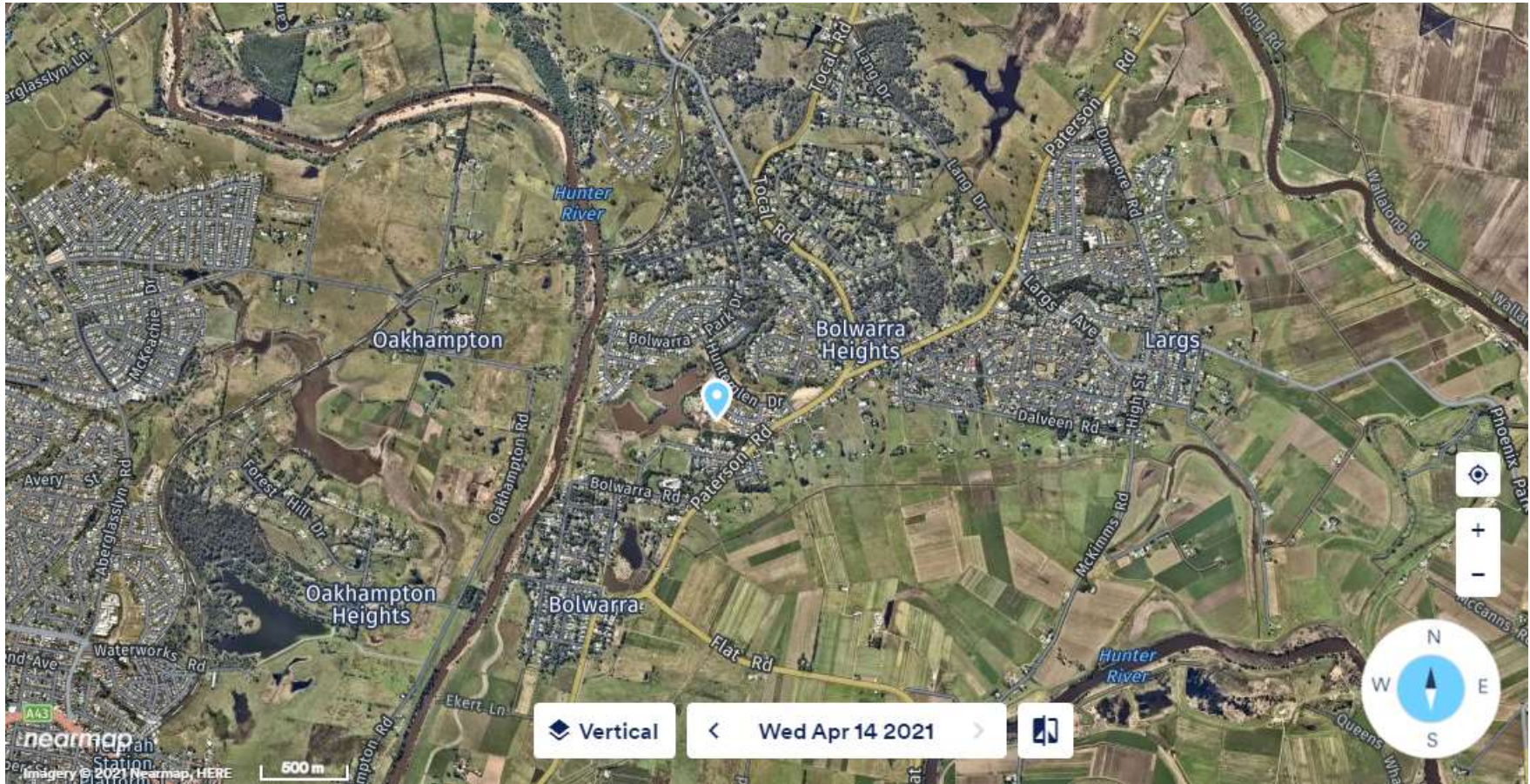
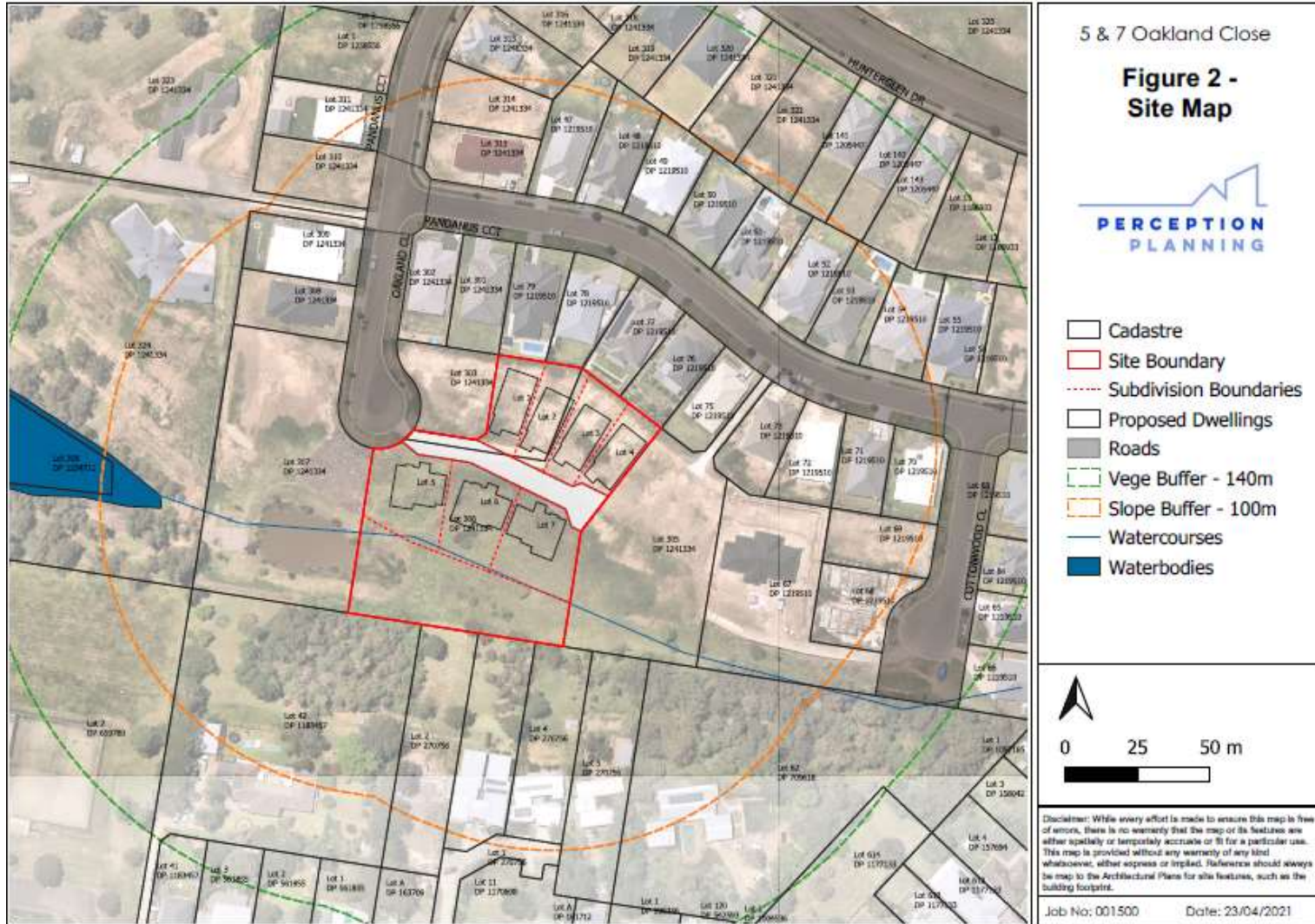


Figure 2 – Aerial Site Plan (Source: (Source: Nearmap, April 2021)



Figure 3 – Site Overview Plan and Proposed Concept Plan (Source: (Source: Nearmap, April 2021))



1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The site is currently vacant. The Maitland Council Development Application Tracker website does not identify any recent or historic approvals.

The lots were created by Subdivision Application DA07/2868.

A development application has recently been lodged (Planning Portal Ref: PAN-99777) for a Dual Occupancy on the adjoining lot 303 and boundary adjustment which slightly widens the Battle-axe driveway at the cul-de-sac turning head, and hence is associated with the lot subject of this development application. The boundary adjustment increases the land area of the subject lot and does not affect this the progression of this DA in anyway.

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:

- Construction of 7 x new Dwellings (Multi-Dwelling Housing) comprising of:
 - 4 x 4-Bedroom Single Storey Dwellings (northside of site), with double garage and northern POS.
 - 4 x 4-Bedroom Single Storey Dwellings with under subfloors (south side of site) with double garaging and southern aspect raised POS.
- Upgrade of central utilities and services to cater for the new dwellings/development of the site;
- Upgrade or argumentation of the central and communal driveway to suit;
- Landscaping to the entire site;
- Community Title Subdivision creating 7 x separate rectangular lots and providing a trunk communal access and infrastructure lot and vehicular turning area. The proposed lot areas are as follows;
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 - Lot 6 = 705m²
 - Lot 7 = 806m²
 - Common Lot = 687m²

The Community Title Subdivision into Seven (7) Lots, plus a Common Lot is concurrently proposed to accommodate a new lot for each dwelling subject of this application.

The Proposed Subdivision Plan is provided at **Appendix 6**.

2.2 DEVELOPMENT OPTIONS

A review of the alternative uses for the site identified the following:

1. Do nothing and leave the site as is

By leaving the site as it is it will not benefit the site, the local community or its owners. By doing nothing and leaving the site as it is means that the potential development options for efficient residential development of the large sloping battle-axe site is not being utilised effectively.

As a result of doing nothing the land would not be maximised for to achieve a collaborative development of the site and could result in the lot remaining vacant land or poorly

developed. This does not meet the objectives of the R1 General Residential Zoning and will result in potentially unmaintained land.

2. Lodge an application for a Multi-Dwelling Development and Subdivision

This option is reflective of the landowner's interests and considers the relevant environmental planning regulations and features of the site. The proposed will see seven new dwellings and associated lots developed as a whole, and ensures suitable access and infrastructure to maximise the development potential of the land, as permitted in the zone. The proposed Multi Dwelling Housing (7 x Dwellings) and Community Title subdivision is consistent with the relevant LEP objectives and DCP controls. This is the preferred option of Perception Planning and the landowner.

3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

3.1.2 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.

3.1.3 Hunter Water Act 1991 (HW Act)

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act.

Stamped plans are provided in accordance with Section 49 of the HW Act are provided as **Appendix 9** to 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 – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	N/A
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 	No – the site is not mapped as bushfire prone, thus referral to the NSW RFS as ‘integrated development’ is not required under this application.
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	N/A – Not within 40m of the mapped watercourse applicable under this Act. The nearest drainage line is a 1 st order watercourse and not a mapped watercourse or riparian line.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The following SEPPs are considered relevant to the proposed development:

3.2.1 SEPP No.55 – Remediation of Land

SEPP No.55 provides a State-wide planning approach to the remediation of contaminated land. Clause 7 of SEPP No.55 provides that a consent authority must not consent to the carrying out of development on land unless it has given consideration to 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 zoned for residential purposes and land has been recently created by residential subdivision. It is not expected that the site or immediate area has the potential to be previously contaminated, therefore, the land is considered suitable for the proposed development.

3.2.2 SEPP (BASIX) 2004

The aim of this SEPP is to encourage sustainable residential development. A BASIX Certificate has been prepared for the development and is attached with this development application at **Appendix 11**. The certificate demonstrates that the proposal can achieve the required water and energy saving targets compared to the standard model house.

3.2.3 SEPP (Koala Habitat Protection) 2021

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

Maitland is listed under Schedule 1 of this SEPP as Land to which this policy applies. It is noted that no koala plan of management is available at present for the Maitland LGA.

In accordance with Part 2, council's determination of the development application must be consistent with any approved koala plan of management that applies to the land. Before Council can grant consent, the Council must consider whether the development applies to land that is greater than 1ha (including adjoining land within the same ownership), and whether the development will have an impact of Koalas or their habitat. If no or minor impact is considered likely consent may be granted by Council.

The development site is greater than 1ha. There are adjoining lots in the same ownership. The site is predominantly vacant land devoid of native vegetation, not native or woody vegetation removal is proposed or required under this application and hence the development is not considered to impact koala habitat and not likely to cause any detrimental impact to Koala populations. Hence development consent may be granted by Council.

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Maitland LEP 2011 apply to the proposed development:

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

The subject site is zoned R1 General Residential. The proposed development includes seven New Residential Dwellings defined as Multi-Dwelling Housing, which is permissible with consent in the zone in accordance with Clause 2.3 and the Land Use Table objectives of the zone.

Multi-Dwelling Housing under the LEP means “3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note—Multi dwelling housing is a type of residential accommodation”.

The proposed dwellings are to be located on the parent lot with access at ground level for each and does not meet the definition of a residential flat building.

The Land Use Table of the LEP identifies the following objectives for the R1 zone:

- *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 development provides development of the site for residential multi-housing development. The proposal will meet the needs of the community by providing seven additional dwelling houses as residential accommodation. The proposal ensures a variety of housing types and densities within the Maitland LGA and Bolwarra area. The proposal shall encourage community members to live in the area who will provide support to locate facilities and create demand for services. To this extent, the proposed development meets the objectives of the zone.

- **Clause 2.6 – Subdivision**

The application includes subsequent subdivision as community title, to create seven lots which will each contain a dwelling house and its private areas, plus a one communal lot for central access and infrastructure.

Subdivision is permitted with development consent under this clause and is not exempt development.

- **Clause 4.1 – Minimum Lot Size**

The objective of this clause applicable to the proposed development is to ensure that lot sizes are able to accommodate development that is suitable for its purpose and that it is consistent with the relevant development controls. This clause does NOT apply as per 4.1(4) to subdivision of any kind under the *Community Land Development Act 1989 (CLD)*

Act). This proposal seeks consent for subdivision as Community Title under the *CLD Act*. This sub-clause does not apply and no minimum lot size is applicable to Community Title Subdivision in the R1 zoning.

- **Clause 4.1AA – Minimum subdivision lot size for community title schemes**

The objective of this clause is to ensure that land is not fragmented by subdivisions that would create additional dwelling enticements on RU1, RU2, R5 and environmental zones. This clause does NOT relate to the R1 zoning.

The proposed lots are suitable for the intended residential purpose and are consistent with the development controls, as detailed within the DCP section of this report.

- **Clause 4.1A – Exception to the minimum lot sizes in Zone R1**

This clause aims to encourage housing diversity and despite clause 4.1 allows development consent to be granted to development on land in the R1 zone if the development includes both of the following:

1. Subdivision of land into 2 or more lots equal to or greater than 300m²; and
2. The erection of an attached or semi-detached dwelling, or dwelling house on each resulting lot from the subdivision.

The proposed CT subdivision will result in seven new community title lots, plus one common lot, each new lot will contain dwelling house. All proposed CT lots are greater than 300m² and complies with the requirements of this clause.

- **Clause 5.10 – Heritage conservation**

A search of the Aboriginal Heritage Information Services (AHIMS) database (10 March & 22 April 2021) did not identify the subject site as containing any Aboriginal sites or places as shown in **Appendix 4**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.

- **Clause 7.1 – Acid Sulphate Soils**

The objective of clause 7.1 is to ensure that development does not disturb, expose or drain Acid Sulfate Soils (ASS) and cause environmental damage. The proposed development is located within an area identified as containing Class 5 ASS.

The proposal will not require any major or deep soil disturbance works that would affect or disturb any potential ASS. In this regard, the disturbance or risk of exposing acid sulfate soils is unlikely, and an acid sulfate soil management plan is not required.

- **Clause 7.2 – Earthworks**

The objective of the above clause is to ensure that earthworks that require development consent do not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Minor Earthworks are required to level the building pads of the dwellings and infrastructure installation. Cut and fill shall be won onsite and is minimised where possible with each dwelling being designed to suit the natural building pad in each location. The southern dwellings propose an enclosed subfloor design to minimise cut or fill on the sloped site. Further assessment against the objectives of this clause is not required given the works are ancillary and minor in nature.

Staggered retaining to the northern boundary are proposed, with block retaining walls to engineers' details shall be installed of variable heights up to 1500mm high with landscaping to soften. Retaining is setback a minimum of 600mm from the lot boundary and is adequate distance. See Landscaping plans for more detail at **Appendix 8**.

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 will reinforce the residential nature of the locality and is characteristic of other developments in both the local and wider community, consistent with the intended development of the Bolwarra area. The application includes relevant construction methods and services such as an on-site stormwater management system and landscaping that will prevent adverse impacts on adjoining properties. The proposal addresses site constraints (slope) and proposes reasonable landscaping and setbacks to provide a custom development of the site with minimal impact to adjoining landowners, the road network in the locality. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

A landscaping plan accompanies the development and ensures the visual amenity and visual/acoustic privacy impacts of the site is improved with the development and reasonable. The proposal's amenity of the site is considered to be consistent with the locality and appropriate.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

Access will remain via the battle-axe handle and infrastructure within the common and central lot. The handle provides legal road connection Oakland Close, which shall be slightly widened for the upgrade of utilities and services.

The lot widening is applied for under a separate DA for Dual Occ and Boundary Adjustment over Lots 303 and Lot 304, lodged concurrently with this application.

Access shall remain directly from Oakland Close off the existing cul-de-sac. Each dwelling shall have a single driveway connection to the communal access handle constructed onsite and augmented and extended for this proposal. Each dwelling provides two undercover parking spaces within the double garage.

All future lots have direct and lawful access to a local roadway.

The location of driveway connections are considered suitable and safe for the cul-de-sac road arrangement and will not adversely impact traffic or transport of the roadway.

4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development will provide infrastructure and public domain improvements in accordance with the Maitland Development Contributions Plan.

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 Council's requirements.

4.1.5 NOISE AND VIBRATION

Construction noise will be as per normal construction times and processes and will cease once construction is completed.

Ongoing operational/land use noise is residential in nature and suitable for the land use zone.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

No trees or significant vegetation will be required to be removed in order to facilitate the construction of the dwellings. It is not anticipated that the proposed development will have a detrimental impact on the ecology on the site or the surrounding area.

4.2.2 LANDSCAPING

A landscaping plan is provided at **Appendix 8**. The landscaping plan and civil engineering plans which demonstrated the proposal and measures proposed to ensure the visual amenity of the site is improved with the development.

Stepped landscaping and retaining is proposed to the current batter slopes of the existing lot and is consistent with the adjoining lots in the area and achieving desirable development outcomes and building pads.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database did not identify the subject site as containing any Aboriginal sites or places as shown in **Appendix 4**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

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

4.2.4 STORMWATER

As detailed within the Architectural Plans provided at **Appendix 7** and prepared Civil Plans at **Appendix 12** detail that onsite rainwater tanks as per the BASIX requirements are proposed for each dwelling, and onsite detention as per Councils MoES. Overflow is to the inter-allotment drainage system located in the south of the site and ensures stormwater and water quality is managed appropriately with no adverse impact on adjoining properties.

4.3 SOCIAL AND ECONOMIC

Social

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

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

The proposed development provides additional dwellings in the Bolwarra area, and will facilitate demand for the construction of additional housing to service the needs of the community. The subdivision will be serviced by suitable facilities and services without burdening the existing supply available within the area. Utilities are available and suitable for connection by the development proposal.

The proposed development:

- Will increase the numbers of residents within the locality, consistent with the general objectives of the zone,
- Will not disadvantage or benefit any particular social group, rather will provide additional Lots and houses to achieve the objectives and requirements of the Hunter Regional Plan 2036 and associated population and dwelling projection.
- Will enhance the cultural life of the community through increasing the number of residents within Bolwarra area who will in turn contribute to cultural and community activities when available.
- Will not create areas of insecurity or risk for occupants.
- Will provide the opportunity to increase housing diversity within the wider area and provides for greater housing choice.
- Provides enhanced social and built infrastructure to positively benefit the new and existing population within the locality and adjoining areas.

There are no anticipated adverse economic impacts as a result of the proposed development, rather it is considered the proposal will contribute positively to the social elements of the locality through an increase in residents. The proposed development is not out of character with the existing urban context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

Economic

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. This will have direct monetary input to the local economy, and the increased number of residents in the locality will provide ongoing economic input through daily living activities.

The increase in housing within the area will directly influence and enhance business and employment opportunities within the area.

There are no anticipated adverse economic impacts as a result of the proposed development.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures are required as a result of the proposed development. The proposed development will not create any safety, security or crime concerns on or around the site. Additional residential development on the site will help to further enhance the passive surveillance of the adjoining streets from the site and may contribute to increased safety and security in the area.

4.4 SUITABILITY OF THE SITE

The subject site is located within an existing residential area and is relatively clear of vegetation. The site has access to all relevant services and the proposed development makes good use of the available land within the Maitland LGA.

The application design includes all elements required under the relevant planning instruments and policies, and the Maitland DCP, and there are no anticipated negative impacts on the locality as a result of the development. Where variations are proposed, suitable justification has been provided within the relevant Section to demonstrate consistency with the locality and land development on adjoining boundaries.

To this extent, the site is suitable for development.

4.5 ANY SUBMISSIONS AND CONSULTATION

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

4.6 PUBLIC INTEREST

The proposal represents additional residential Lots and dwellings to accommodate residential development for the locality to service the needs of the community, whilst not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality.

The proposed development reinforces the residential nature of the land and is in keeping with the character of surrounding developments.

The proposed development is in the public 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 Multi Dwelling Housing and Subdivision is permissible on the site with consent,
- The proposal ensures the creation of a variety of density and designed dwelling, located on suitable lots that are useable and appropriate for residential purposes and meets the objectives of the minimum Lot size requirements of the LEP and its relevant clauses (where applicable to CT Subdivision);
- No adverse impact on the existing character or amenity of the area will result;
- The proposed subdivision is consistent with the layout of the existing area without burdening the essential services supply;
- The proposed development is consistent with the intended layout and character of the Bolwarra area;
- The provision of additional developed lots assists in meeting the objectives and associated dwelling and resident yield / population established within the Hunter Regional Plan 2020; and
- Subdivision and development of the land will directly benefit the community through providing additional developable and saleable lots and dwelling density of houses to meet the housing needs of the growing community population.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity.

We look forward to Council's determination of this matter.

If we can provide any further information or clarity, please don't hesitate to contact us.



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