

Farley Lifestyle Village

207 Wollombi Road, Farley

STATEMENT OF ENVIRONMENTAL EFFECTS



November 2018

Proposed Manufactured Home Estate – “Farley Lifestyle Village”

Lots 100 and 101 DP1230313 No. 207 Wollombi Road, Farley

Prepared by Ravensfield Downs Pty Ltd

Document Status

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1.0 INTRODUCTION

A Development Application is lodged by Ravensfield Downs Pty Ltd for a Manufactured Home Estate (Relocatable Home Village) on land located on the southern part of the residential estate known as 'Ravensfield' in Farley.

The land is described as Lots 100 and 101 DP1230313 No. 207 Wollombi Road Farley.

Stages 1 and 2 of the residential subdivision are under construction in the northern part of the site.

It is proposed to develop a village with 295 relocatable manufactured home sites, a manager's residence, and associated community and recreational facilities in the southern part of the site. The land is to be subdivided for lease purposes. The development is targeted to provide housing for over 50 year olds.

The land is zoned RU2 Rural Landscape under the provisions of Maitland Local Environmental Plan (LEP) 2011. The proposed development is permissible with consent.

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

2.0 SITE DESCRIPTION

2.1. LOCALITY

The land is located in the suburb of Farley, to the west of the Maitland CBD. The location of the site is identified in Figure 1 – Locality Plan.

The surrounding area, while predominantly still rural in nature, is presently developing as a new residential release area. It aims to cater for a future population of around 4050 people with an estimated 1500 lots over an area of 160ha.

The developing centres of Rutherford and Aberglasslyn are located to the north east.

2.2. THE SITE

The land is described as Lots 100 and 101 DP1230313 No. 207 Wollombi Road Farley. The proposed development is located on the southern part of the Ravensfield residential estate at Farley.

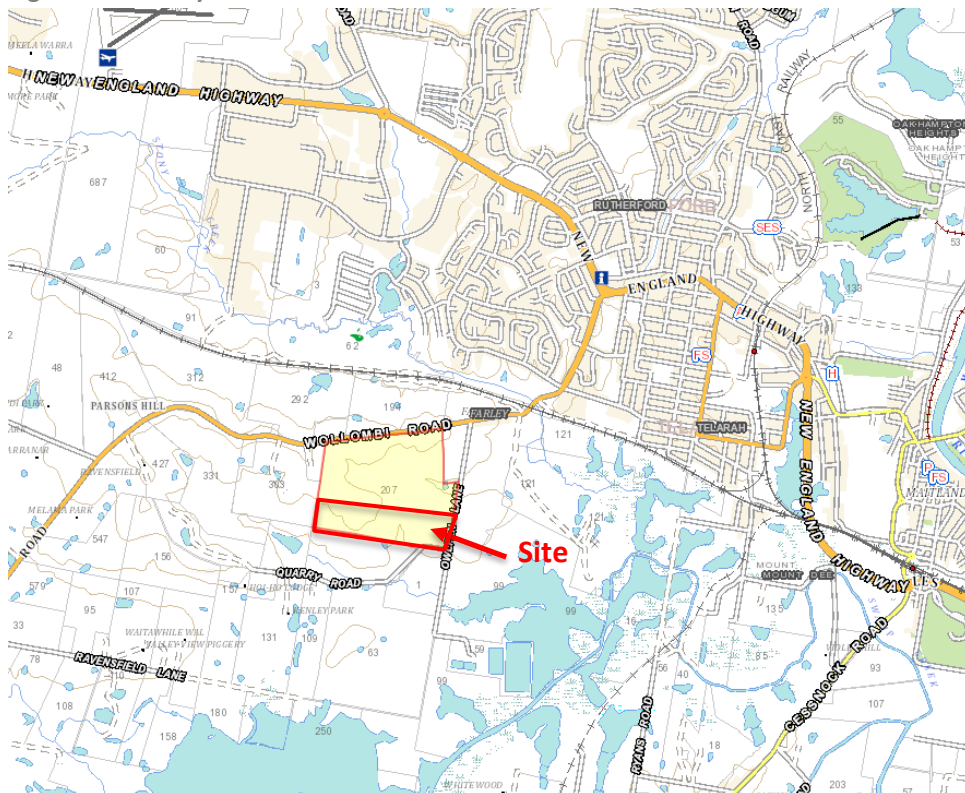
The Ravensfield estate in the north of the site has development consent for the creation of 354 residential lots. The construction of Stage 1 (46 lots) is nearing completion and the construction of Stage 2 (37 lots) has commenced.

The site is otherwise vacant and has previously been used for cattle grazing.

The site has access to the services, facilities and infrastructure being provided in conjunction with the Ravensfield subdivision.

The development site has an area of approximately 25ha.

Figure 1 – Locality Plan



(Source: NSW Government Six Maps, 2018)

3.0 PROPOSED DEVELOPMENT

The proposal seeks approval for a manufactured home estate comprising 295 dwelling sites and an associated manager's residence, recreational area and a community centre building. All structures are intended to be relocatable buildings. Development consent is also sought for the subdivision of land within the village for lease purposes in accordance with Division 3B of the Conveyancing Act 1919. Earthworks, clearing, and the provision of infrastructure is also included.

Manufactured home estates/villages are recognised as being an affordable form of housing and an emerging form of development as an alternative to a retirement village.

The homes will be privately owned, and each dwelling site will be leased according to a Residential Agreement.

The village is to be restricted to residents aged 50 years or over. This will be regulated by the operators of the estate and enforced through the Residential Agreement. This application is not being developed under the provisions of SEPP (Housing for Seniors or People with a Disability) 2004.

Each dwelling site will be capable of accommodating a single storey manufactured (relocatable) home and carport, and private open space for residents. All dwellings will comply with the relevant regulations and construction industry standards for manufactured homes. There are no caravans proposed to be located on the dwelling sites.

Access to the site is to be provided through the adjoining residential estate. The site will be securely fenced.

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

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

4.0 STATUTORY PLANNING CONTROLS

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

4.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposed development is classified as integrated development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979 as it requires a bushfire safety permit under the Rural Fires Act 1997.

A manufactured home is defined in the EP&A Act as having the same meaning as in the Local Government Act, generally being a 'relocatable' self-contained dwelling. The definition of 'building' under the EP&A Act 1979 specifically excludes a manufactured home, moveable dwelling or associated structure. As such, development consent and a construction certificate are not required for the installation of a manufactured home in accordance with the regulations, nor is a BASIX certificate required. A construction certificate will be lodged for civil works required on site.

4.2. LOCAL GOVERNMENT ACT 1993

Approval under section 68 of the Local Government Act is required from Council to operate a manufactured home estate. Approval to operate the manufactured home estate will be sought separately.

Caravan parks and manufactured home estates are regulated by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. This sets standards for design, construction and maintenance of the homes, and the health, safety and amenity of the occupiers of the dwellings.

Approval from Council is not required for the installation of the manufactured homes or associated structures on a dwelling site, providing the works are designed, constructed and installed in accordance with the LG Regulation. "Installation" refers to the connection of the home and attachment to footings, and structures such as a carport, garage, shed, pergola and verandah. It also includes the connection of gas, electricity, telephone, water, sewerage and drainage.

4.3. STATE ENVIRONMENTAL PLANNING POLICIES

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

4.3.1. SEPP 36 – Manufactured Home Estates

Under the provisions of SEPP 36, development for the purposes of manufactured home estates are permissible with consent on any land on which development for a caravan park may be carried out. It applies to all of NSW outside of the Sydney Metropolitan Area including Gosford and Wyong. The Policy also enables estates to be subdivided.

Clause 6 and Schedule 2 of the SEPP identify categories of land excluded from the operation of the SEPP. The land is not described as being a category of land excluded from the operation of the SEPP under Schedule 2.

SEPP 36 also specifies matters to be considered by Council for the development of a manufactured home estate. These are addressed in conjunction with the planning assessment in Section 5.0.

4.3.2. SEPP 44 – Koala Habitat Protection

Previous studies undertaken over the site (RPS 2011) have determined that the land is not determined to constitute 'Potential Koala Habitat' under the provisions of the SEPP. In addition, no records of the Koala are known to occur within a 2.5km radius of the URA, there were no sightings of Koalas utilising the site during the past targeted ecological surveys, and no Koala scats were identified and recorded on the site. The subject site is unlikely to provide core koala habitat. Matters relating to ecology are further discussed in Section 5.8.

4.3.3. SEPP 55 – Remediation of Land

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

The land is vacant and has historically been used for grazing. No structures or improvements are located upon the development site. A geotechnical and preliminary contamination assessment has been undertaken over the land and there were no sites recorded in this part of the site. Based on the land use history and observations of the site the potential for gross contamination is likely to be low. Any potential contamination could be readily remediated if identified during earthworks and construction works.

4.3.4. SEPP Infrastructure 2007 (ISEPP)

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

- Clause 45(1)(d) relates to development involving the placement of power lines underground. The proposed subdivision intends to provide underground power to all home sites.
- Clause 104 relates to traffic generating development. The proposal does not require referral to the NSW Roads and Maritime Services (RMS).
- Development for the purposes of telecommunications (cl 114) and sewerage reticulation (cl 106) are also to be undertaken on site, on behalf of the relevant public authorities.

4.4. HUNTER REGIONAL PLAN 2036

The Hunter Regional Plan estimates that the region will grow to 862,250 people by 2036, with 25% of the population aged over 65 years. Farley is identified within the Central Maitland growth area and within the broader Greater Newcastle Metropolitan Area. The Hunter Regional Plan supports the growth and development of more housing and greater housing choice throughout the Hunter including within Greater Newcastle, existing towns and villages, and the growth areas including the Maitland Corridor.

The development is consistent with the Hunter Regional Plan with the delivery of alternative and cost-effective housing close to services and infrastructure and with good access to public transport.

4.5. MAITLAND URBAN SETTLEMENT STRATEGY 2010

The Maitland Urban Settlement Strategy (MUSS) identifies the southern part of the land as partly Category 1 Residential, and partly Preliminary Investigation Area (PIA).

Council is presently reviewing the MUSS, including a submission to upgrade the PIA to category 1 Residential. The MUSS recognises that the land forms a logical extension to the Farley URA and has been assessed as appropriate for further investigation for potential future residential development.

The redevelopment of this land adjoining a new urban release area will provide residents with immediate access to and maximise the use of, public transport, community facilities, urban services and infrastructure.

4.6. MAITLAND SOCIAL PLAN

The Maitland Social Plan (Maitland Social Compass) recognises that “accessible, affordable and adaptable housing plays an important role in allowing older people to age in place and maintain independence, promoting quality of life and self-esteem”. Accessible and affordable housing has been identified as a priority issue for older people and a crucial component in ensuring their health and well-being.

The Social Plan identifies that Housing NSW have recognised that affordable housing is a significant problem for older people in Maitland, and that as the Maitland population increases and ages, there is a priority for the community to provide for a range of appropriate housing options.

The MHE is proposed to be developed to provide an affordable housing opportunity for people aged 50 years or older to meet the demands of the ageing population of Maitland.

4.7. PLANNING CIRCULAR PS 06-018

The Circular recognises that transportable homes (such as manufactured homes) are an important form of low to moderate-cost housing. Development consent is required to use the land for the purpose of a manufactured home estate, but not for the installation of the relocatable homes.

4.8. MAITLAND LEP 2011

Clause 1.4

The development is defined as a caravan park under the provisions of the Maitland LEP, where:

***caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.*

***moveable dwelling** means:*

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or*
- (b) a manufactured home, or*
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the Local Government Act 1993) for the purposes of this definition.*

Clause 2.1 and 2.2 – Land use Zones

The land is zoned RU2 Rural Landscape under the provisions of Council’s LEP 2011. A caravan park, including a manufactured home estate, is permissible with development consent on the subject land. Consent is sought for the development of a manufactured home estate on the land.

The objectives of the zone are as follows:

Zone RU2 Rural Landscape

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*

- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.*

The site adjoins a developing urban area and adjoins residential zoned land. The proposed development is a form of residential housing and is a compatible land use in the locality. Infrastructure is available and adequate to support the development. There are no agricultural activities within the immediate vicinity of the site. The development is unlikely to conflict with agricultural activities or reduce agricultural viability of the surrounding area.

As well as being a permitted land use in the zone, SEPP 36 operates to encourage manufactured home estates to be developed close to urban areas with adequate access to infrastructure, transport services, and community facilities.

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

Part 5 – Miscellaneous provisions

Clause 5.9 – Preservation of trees or vegetation

Removal of vegetation on site requires the consent of the Council. Approval is sought for the removal of vegetation within the footprint of the development.

Clause 5.10 – Heritage conservation

Owlpen House is located to the east of the site on Owl Pen Lane. It is identified as an item of Local significance (188) in Maitland LEP. Where land is located within the vicinity of an item or area Council is to consider the effect of the proposed development on the heritage significance of the item or area. This matter is further addressed in Section 5.3.

Part 6 – Urban Release Areas

The land is partly located within the Farley Urban Release Area. The development site is located outside of the boundaries of the URA. The provisions of Part 6 of the LEP do not apply to this development.

Part 7 – Additional local provisions

Clause 7.1 – Acid Sulfate Soils

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

The subject site is higher than 5m AHD, generally ranging from 30m and above. The disturbance of any potential Acid Sulfate Soils is not likely as a result of the proposed development.

Clause 7.2 – Earthworks

Earthworks will be required for the provision of infrastructure (roads and drainage works) and to provide for reasonable building sites.

Clause 7.3 – Flood Planning

The land is not identified as being within a flood planning area.

Clause 7.4 – Riparian Land and Watercourses

The development site does not contain any identified watercourses. A watercourse is identified on the land to the north of the development site. It is to be retained and maintained as a riparian corridor in conjunction with the approved Ravensfield residential estate.

4.9. MAITLAND DEVELOPMENT CONTROL PLAN 2011

The Local Government Regulation generally regulates the design of manufactured home estates (MHE) and the installation of manufactured homes within the estates. The provisions of the DCP where relevant have been taken into consideration in the design of the proposal.

Table 1 provides a description of compliance with Maitland Development Control Plan 2011. The proposed development is generally consistent with the provisions of the DCP.

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

Part C – Residential Design Guidelines		
Development Requirements	Comment	Complies
Bulk Earthworks and Retaining Walls	No retaining works are proposed. Site regrading works will be undertaken in conjunction with the civil works for the development. Details will be provided with the construction certificate following detailed design and servicing requirements.	YES
Building Setbacks	The development is consistent with the requirements of the LG Regulations for manufactured home estates.	YES
Site Coverage	This matter is addressed by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.	Section 5.1
Building Height, Bulk and Scale	All manufactured homes within the estate are to be single storey. Development consent is not required for the installation of any manufactured homes on the site.	YES
External Appearance	The entrance to the estate will be landscaped and fenced to provide an entry statement. The boundaries of the estate will be screened from view from the public road network and the adjoining public reserve by fencing and screen landscaping.	YES
Open Space	This matter is addressed by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.	Section 5.1

Accessibility and Adaptable Housing	<p>Development consent or a construction certificate is not required for the design and installation of any manufactured homes on the site. This matter is addressed by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>Notwithstanding, the development will provide an alternative form of housing stock for the market. It is to be marketed and restricted for persons aged over 50 through the Residential Agreement. The homes are generally designed for occupation and visitation by people with disabilities or progressive frailties (or enable easy modification).</p>	YES
Landscape Design	<p>Screen planting is to be provided along the public boundaries of the site.</p> <p>Landscaping within the site will be designed to provide amenity for residents in communal areas. Street plantings will be provided where practical whilst enabling the delivery and installation of homes within the estate.</p> <p>Vegetation outside of the development footprint will be retained and will provide a natural bushland setting.</p>	YES
Fencing	The site will be fully fenced to restrict access for safety and security and to maintain privacy for the residents of the estate.	YES
Driveway Access and Parking	<p>This matter is addressed by the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p> <p>The entry driveway and roads within the estate will provide for two-way traffic. Car parking for each home will be provided within each dwelling site. Visitor parking will be provided within the estate to cater for the development.</p>	Section 5.1
Views and Visual and Acoustic Privacy	Landscaping and fencing of the site will minimise visual impacts from public places and provide privacy between the adjoining residential estate. The development will not be directly visible from Owl Pen Lane. The retention of vegetation on site will also assist to provide an immediate backdrop to the development.	YES
Water and Energy Conservation	The BASIX provisions do not apply to the development.	YES
Stormwater Management	A stormwater management plan has been prepared for the development and is further discussed in Section 5.4	YES
Security, Site Facilities and Services	<p>The development has been designed having regard to Crime Prevention Through Environmental Design (CPTED).</p> <p>Site facilities will be provided as required by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</p>	YES

5.0 ASSESSMENT OF PLANNING ISSUES

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

5.1. DESIGN, LAYOUT AND OPERATIONS

The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 provides the requirements for the design, development and operation of a manufactured home estate, along with the installation of each manufactured home.

The estate will be designed, constructed, maintained and operated by the owners/operators in accordance with Section 68 of the Local Government Act. A Section 68 Application to operate the MHE will be lodged separately. Table 2 following details the relevant matters. The development plans are provided in **Appendix A**.

The homes are privately owned however the land upon which they are located are to be leased, with residents paying a management fee to the operators of the village. The land is to be subdivided for lease purposes for terms of up to 20 years, in accordance with Division 3B of the Conveyancing Act 1919. All residents are required to enter into a Residential Agreement which establishes the rules and regulations of the estate. The Residential Agreement regulates matters such as site fees, age restrictions, use of common areas, fire safety, maintenance, pets, parking, visitors, noise, storage, and drying areas.

The community facilities, recreation and common areas will be available for the use of all residents and their guests.

The owners and operators of the estate in conjunction with the Residential Agreement will manage the design and installation of homes within the estate.

Dwelling sizes and designs will vary according to different manufacturers. In designing the layout of the estate a mix of smaller and larger sites are provided to ensure variety and choice in the future home design, whilst satisfying the relevant requirements. A BASIX Certificate is not required for manufactured homes as they are not within the definition of 'building' under the EP&A Act.

Future dwellings will comprise of a mix of predominantly 2 and 3 bedroom dwellings, with an average size of approximately 100 – 115m². A selection of 4 bedroom dwellings may be provided if demand determines. Two bedroom home sizes start at approximately 55m² with a 4 bedroom home size in the order of around 130m². All manufactured homes will be single storey.

The dwelling sites are generally a minimum of 300m² which will provide for a range of manufactured house configurations. All dwelling sites will accommodate a dwelling, car space, setbacks, open space and any associated facilities.

Infrastructure including telecommunications, and reticulated water and sewerage will be provided to each site within the estate.

Table 2 – Assessment of Local Government Regulation 2005

Local Government Regulation 2005	Standard	Proposed	Satisfactory
Division 3 – MANUFACTURED HOME ESTATES			
Land and dwelling site requirements			
Estate size	1 hectare	25 hectares	YES
Land available for recreation and community amenities	6-10% of the site area = 1.5 – 2.5 hectares	Approx. 3ha plus additional passive recreational area	YES
Dwelling site size	130m ²	Min 300m ²	YES
Site identification	Sites to be numbered and boundaries clearly delineated	Will be addressed in the Residential Agreement	YES
Setbacks			
Dwelling sites to have road frontage	Sites to have vehicular access to a road	Internal roads are provided to each dwelling site	YES
Setbacks of community buildings	Min 2m – 10m to the site boundary or to boundary of a dwelling site	All community and recreation buildings will be located further than 10m from the site boundary and will comply with the relevant internal setbacks. All buildings are to be relocatable structures.	YES
Setbacks of dwelling sites from road frontages	10m to a public road 3m to any other boundary	The boundary of the estate is setback a minimum of 10m from any adjoining public road. Each dwelling site is located >3m from all other boundaries. Landscape screening, fencing and the internal road network will further separate the development from any adjoining properties or public spaces.	YES
Buffer zones/setbacks	Areas arising from boundary setbacks may be used for roads, carparking, community amenities, landscaping or similar	All boundaries are to be fenced and landscaped.	YES

Roads			
Entrance and exit roads	Min 8m wide	8m sealed road, combined entry/exit	YES
Width of road reserve	8.5m major access road 6m minor access road	10m road reserve 8m road reserve	YES
Width of internal access roads	6m major access road 4m minor access road	8m wide major access road 6m minor access roads	YES
Speed restrictions	30km/h major access roads 15km/h minor access roads	Signage will be posted	YES
Visitor parking	20 spaces for 140 sites + 1 space/7 sites >140	43 spaces required 65 spaces proposed	YES
Visitor parking for people with disabilities	1 space / 100 sites	3 spaces to be marked and located at the entrance	YES
Road surfaces	All weather sealed access roads, passing bays and car parking	All access roads and parking areas shall be sealed to provide all weather access	YES
Lighting	Access roads to be adequately lit between sunset and sunrise	Lighting will be provided	YES
Utility Services			
Water Supply, Sewerage, Drainage, Electricity Supply, Telephone	Services are to be provided to the MHE and to all dwelling sites in accordance with the relevant regulations.	Services will be provided as required.	YES
General			
Garbage removal	Arrangements to be made for the removal of garbage and maintenance of garbage receptacles.	All dwelling sites will be serviced with garbage and recycling bins, along with refuse bins located within the community areas. Waste will be collected and removed off-site by a private contractor. The on-site manager will be responsible for the maintenance of the site including the keeping of garbage receptacles in a clean and sanitary condition. This will be included in the management agreement for the operation of the estate.	YES

Fire hydrants	All dwelling sites and community buildings to be located within 90m of a fire hydrant.	Hydrants will be provided as required.	YES
Buildings	Only community buildings are permitted to be erected on site. (Buildings by definition do not include manufactured homes).	A community/recreation building is proposed on site. No other buildings are proposed to be constructed on site.	YES
Use of manufactured home estates	The estate is not to be used for any commercial purpose or for the manufacture or construction of moveable dwellings. Manufactured homes within the estate may be used for exhibition purposes.	The estate is to be used and operated as a private residential village. The Residential Agreement will specify that the estate will not be used for any commercial purpose.	YES
Community map	A current community map is to be provided to Council as and when amended.	A current community map will be provided to Council as required.	YES
Access to approval and community map	Copies of the approval for the manufactured home estate, the current community map and the Local Government (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings) Regulation 2005 is to be available for inspection for residents free of charge within the MHE.	A copy of the community map will be displayed in the community building and copies of the relevant documents will be made available as required within the estate.	YES
Division 4 – MANUFACTURED HOMES AND ASSOCIATED STRUCTURES			
General			
Specifications	A manufactured home (MH) or associated structure must be designed, constructed, installed, modified and extended in accordance with any specifications in force.	The owners and operators of the estate in conjunction with the Residential Agreement will manage this requirement in accordance with the Regulations.	YES
Installation	A MH is to be installed only on a dwelling site, unless it is for the purpose of a community amenity or a manager's office or residence.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES

Construction & Assembly	Each major section of a MH is to be constructed and assembled off site at a place of manufacture, and transported to the MHE.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Dwelling site to be serviced	A MH is not to be installed on a dwelling site unless the requirements of Division 3 of the LG Regulation have been complied with (above).	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Density	Only one MH may be installed on a single dwelling site.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Setbacks	A MH must be setback 1m from a road reserve, and 2m from the boundary of the MHE.	All dwelling sites are located >3m from the boundary of the MHE. The owners and operators of the estate in conjunction with the Residential Agreement will manage the location of homes on each site in accordance with the Regulations.	YES
Site Coverage	The combined floor area of each MH and any associated structure must not occupy more than 2/3 of the dwelling site. This excludes all unroofed areas of the home or any associated structure, but includes a garage, carport or an area of 18m ² set aside for parking.	The installation of all MHs will comply with this requirement. The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Open Space	Minimum area of 30m ² of open space, with a minimum dimension of 2m, and including a minimum area of 3m x 3m.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Site boundaries	Dwellings should generally be setback 1m from any adjoining dwelling site. Semi-detached MH are permitted if constructed in accordance with the BCA.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES

Garages	A garage or carport may abut a site boundary, and a shared double garage or double carport may extend over a site boundary. Construction standards are to comply with the BCA.	The owners and operators of the estate will manage this requirement in accordance with the Regulations.	YES
Carports	A carport must have at least 2 sides and 1/3 of its perimeter open. The roof covering and any ceiling lining or wall cladding must be non-combustible.	The owners and operators of the estate in conjunction with the Residential Agreement will manage this requirement in accordance with the Regulations.	YES
Associated Structures	An associated structure must not be designed or modified so as to be useable as a habitable room.	The owners and operators of the estate in conjunction with the Residential Agreement will manage this requirement in accordance with the Regulations.	YES
Design, Construction and Installation	The design, construction and installation of manufactured homes and associated structures shall be in accordance with the relevant Regulations.	In accordance with clause 68 of the Regulations, Council will be notified in writing of the installation of a manufactured home or associated structure within 7 days after its completion. Engineer's Certification and a dwelling site plan identifying the location of the manufactured home or associated structure will be provided.	YES
Division 5 – Miscellaneous			
Certificates of Completion	Council is to issue a certificate of completion, or a written notice stating why a certificate is not being issued, to the owner of the home or structure within 5 business days after receiving written notice of the completion of installation.	A certificate will be requested from Council upon completion of the installation of each home.	YES

5.2. BUSHFIRE

The land is identified as Bushfire Prone Land by Maitland City Council. A Bushfire Threat Assessment Report is provided in **Appendix B**. The necessary Asset Protection Zones (APZs) will be provided to cater for the development.

5.3. HERITAGE

5.3.1. Aboriginal Archaeology

An Aboriginal Heritage Impact Permit (AHIP) has been issued over the site by OEH, AHIP number C0003512, dated 19 April 2018. A copy is provided in **Appendix D**. Community collection has been undertaken in accordance with the conditions. No further approvals or reporting is required unless human remains are located on site.

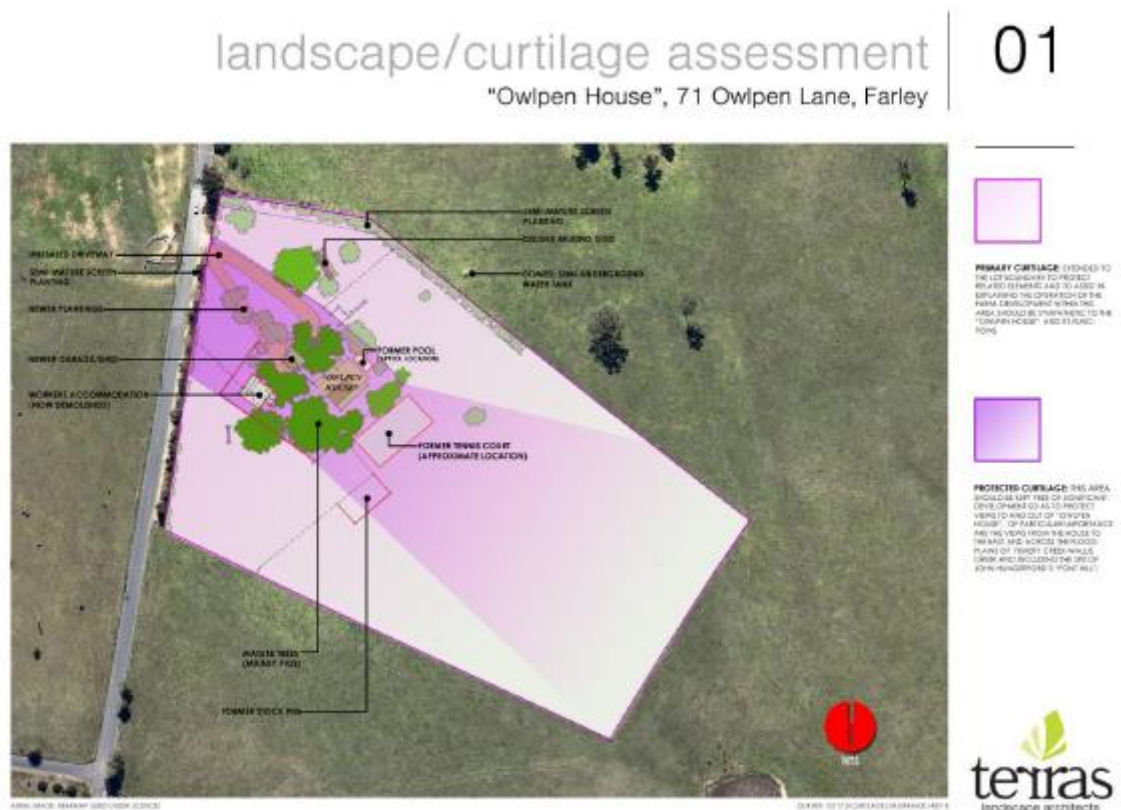
5.3.2. European Heritage

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

'Owlpen House' is identified as an item of local significance (I88) under Maitland LEP 2011, and is located to the east of the site.

A Heritage Curtilage Study was prepared by EJE Heritage in April 2015. An indicative landscape/curtilage assessment was prepared for Owlpen House by Terras Landscape Architects on behalf of EJE. The assessment identifies both a Primary curtilage within which development should be sympathetic to the house, and a Protected curtilage which should be kept free of significant development. An extract of the landscape/curtilage assessment map is provided in **Figure 3**. The curtilage is wholly contained within the Owlpen House properties and does not extend onto the subject land.

Figure 3 – Extract from Heritage Curtilage Study of Owlpen House



(Source: EJE Heritage, 2015)

5.4. FLOODING AND STORMWATER

5.4.1. Flooding

The land is not identified as being within a flood planning area.

5.4.2. Stormwater and Drainage

A Stormwater Management Strategy has been prepared for the development and is provided in **Appendix C**. The strategy has been designed consistent with a residential development. The works however will be retained in private ownership.

5.5. EROSION AND SEDIMENT CONTROL

Earthworks and regrading of the site will be undertaken to accommodate the construction of internal roads and drainage works. An Erosion and Sediment Control Plan (ESCP) will be submitted to Council with the Construction Certificate for any civil works following detailed design.

5.6. TRAFFIC AND ACCESS

Access to the proposed development is to be obtained internally from the residential estate. The main entrance will be located off Harlington Avenue, directing all traffic entering the site through a central secure location, and will cater for two-way traffic. Two separate exit locations are to be provided in the east and the west of the site.

A Traffic Impact Assessment has been prepared for the development and is provided in **Appendix E**.

The existing road network is capable of accommodating the development. Sufficient on-site parking is proposed to be provided to accommodate the residents and visitors to the estate. Public bus services will be available at the entrance to the site and at identified bus stops throughout the adjoining residential estate.

5.7. ECOLOGY

The development site is vegetated with stands of regrowth, mature trees and grass understorey. All vegetation within the development footprint is to be cleared.

The vegetation is identified as Lower Hunter Spotted Gum-Ironbark Forest which was listed as an endangered ecological community (EEC) under the former Threatened Species Conservation Act 1995 (TSC Act) and is now listed under the Biodiversity Conservation Act 2016 (BC Act). Previous studies have also identified that the land contains potential habitat for a number of threatened fauna species listed under the former TSC Act. Maitland LGA is located within an interim planning area under the Biodiversity Conservation (Savings and Transitional) Regulation 2017 and as such the BC Act does not yet apply. The assessment of the application and any potential biodiversity impacts is still assessed under the TSC Act and EP&A Act.

Preliminary ecological investigations have determined that the clearing of the vegetation on the site has the potential to have a significant effect on the ecological community in accordance with section 5A of the EP&A Act 1979 (transitional arrangements still in force). The Director General's requirements have been sought and a Species Impact Statement (SIS) is being prepared and will be lodged on or before 23 February 2019 in accordance with the provisions of the legislation.

Whilst the site is vegetated, it will be bounded to the north and east by future residential development currently under construction. The development footprint has been designed to avoid and maintain vegetation where possible and provide a contiguous corridor link between the east and west and to the south.

A biodiversity offset package is to be negotiated with OEH following the review of the SIS in return for the clearing of part of the site, to provide mitigation measures to improve and maintain the biodiversity values of the region.

In this respect, Section 5A of the EP&A Act 1979 has been considered and a significant effect on threatened species, populations or ecological communities, or their habitats is not likely to occur as a result of the mitigation measures proposed. Conditions of consent can require that the necessary offset arrangements will be in place prior to the clearing of any vegetation that would impact on biodiversity values on the land.

5.8. LANDSCAPING

The layout has generally been designed to incorporate landscape screening along the boundaries adjoining the residential estate, and areas visible from the public street network. The southern portion of the site will be fenced to maintain security whilst retaining the views across the bushland and floodplain.

Internal landscaping will be provided within the grounds reserved for recreation and communal activities. A Landscaping Plan will be designed with regard to management and maintenance, and also to the installation of future homes within the estate, and lodged with the Construction Certificate for civil works.

5.9. VISUAL AMENITY

The locality reflects a developing urban area on the fringe of flood prone rural lands and bushland. The area of land to be developed will be generally cleared with mature trees being retained on site where possible. Vegetation outside of the development footprint and any infrastructure corridors, fencing and stormwater basins will be retained.

Due to the topography of the site, natural vegetation, and the boundary landscaping, the development will be well screened from the public road network and adjoining lands. All future dwellings will be single storey. The design and layout of the village will provide a high level of amenity with large areas of landscaped open space, bushland and views across the distant wetlands. The development is expected to have a low visual impact on the locality.

5.10. SOCIO-ECONOMIC

The City of Maitland presently has a total population estimated in excess of 81,000 people (2017). It has maintained a medium to high level of growth over the past 10 years and is expected to have over 90,000 residents by 2023 and reach 100,500 by 2031. Maitland City Council Economic Profile (REMPLAN) estimates that the City is growing at the rate of one family per day.

The Maitland Social Plan and the Maitland City Council Cultural Plan 2016 – 2019 both recognise the need to plan for the older age groups within the City. The proposed development aims to provide housing for people aged 50 years or older. At the 2016 Census, 32.03% of the residents of Maitland were aged 50 years or older, equating to some 24,761 people across the City.

The proposed development aims to provide relocatable housing (manufactured homes) for persons aged 50 years or older, as an alternative housing option in a community living style setting. The proposed village provides an alternative and affordable housing opportunity for residents to downsize, lower their costs, and provides security and assistance with maintenance.

These estates are only permitted on rural land adjoining residential areas and are not permitted to be developed within residential areas. This enables residents to relocate to smaller more affordable houses whilst retaining their social networks within the community, and maintaining access to community facilities, services and infrastructure and public transport.

The Farley area as it develops will be well serviced by public transport with regular public bus services providing connections to local train stations and across the City to the CBD and other local centres.

A range of social and recreational space including a community building and pool, and extensive areas of passive open space are to be provided on site to encourage social interaction and support the immediate needs of the future residents of the village.

The development will increase the density of residential development in the locality. New residents will benefit from these established services and facilities and contribute to the supply and demand of new infrastructure. This will create increased economic activity in the local community, supporting local businesses.

There is expected to be minimal disruption to the local community as homes will be prefabricated and delivered to the site. Traffic volumes will increase as a result of the development but will continue to be well within the capacity of the existing road network. The locality is a developing area with few established homes and as such any potential impacts such as noise, and lighting are likely to be minimal and will be managed by the owners/operators of the development.

The development will generate economic stimulus with the creation of jobs during the construction phase (including a range of trades) as well as continued jobs in the supply industry, and associated multiplier effects throughout the region.

There is not expected to be any cumulative impact as a result of the proposed development as there are no villages of this nature within the surrounding locality. A number of villages are located in the wider Newcastle and Port Stephens region. There continues to be demand for alternative housing choices and lower cost more affordable housing to meet the needs of the ageing population.

Overall the development is expected to have a positive impact, increasing the availability of housing and diversity of housing choice within the locality and the broader Maitland LGA, in a newly developing locality. It will meet an identified need in the City for smaller more affordable housing options for seniors/retirees (targeting a key social group). The development will provide an affordable form of housing within a developing new urban area with direct access to public transport, services and community infrastructure.

5.11. SERVICES

5.11.1. URA Capacity

The Farley URA (currently zoned residential land) provides for an estimated 1500 lots (4050 people). The Maitland Urban Settlement Strategy identifies additional lands to the south of the Ravensfield residential precinct to be investigated for future residential development. The MUSS recognises that further land may be rezoned in the locality (Category 1 and 2 Residential Land) and estimates that the overall URA will provide around 2,000 lots, accommodating approximately 5,600 people over a period of 10 – 15 years.

Strategic planning was undertaken in the context of best available information at the time of the MUSS and subsequent rezoning, and based on a limited review of specific site constraints (servicing capacity, fragmentation, topography, density).

Over the past 5 years actual site specific studies have been completed in conjunction with development applications for the subdivision of the land. There is a shortfall of approximately 270 lots in the expected yields to date within two of the key locations and major landholdings within the URA. In addition, it is becoming evident that other sites will have similar yield constraints by way of topography (slope), watercourses, and heritage (Owlpen House curtilage in Precinct 4). As such the development of this part of the site is not likely to significantly impact on the delivery of land or infrastructure within the URA.

Significant lead-in infrastructure has been delivered to the Farley URA to enable development to occur. The new works include a wastewater pump station (WWPS), water reticulation, natural gas mains, Wollombi Road upgrades and entry roundabout. The costs to date are in the order of \$8m. In addition ARTC have constructed a new overhead rail bridge at the eastern entry to Farley. HWC are also preparing to undertake upgrade works at the regional wastewater treatment plant (WWTP) to cater for growth in the western sector of the Maitland LGA. The adjoining Ravensfield development comprises the majority of land within the south western catchment of the URA (precinct 1) and is responsible for all of the lead-in infrastructure to service the URA to date.

The development of an additional 25-30 hectares to the south of the Ravensfield estate can be serviced by the new lead-in infrastructure provided and will utilise some of the already identified spare capacity within precincts 1 and 2 of the URA. The development of this site will ensure that the servicing infrastructure maximises its efficiency and is cost-effective. It is not expected to compromise the servicing strategy or traffic and access strategies prepared for the URA.

5.11.2. Community Facilities and Services

The subject site is located with access off Wollombi Road, approximately 2km from the New England Highway (NEH) to the east and approximately 8-9km to the Hunter Expressway to the west via either Lochinvar or Kurri Kurri.

The site is well positioned to utilise available services, facilities and infrastructure as identified on the Context Plan provided in **Appendix F**. The locality is served by the local town centre of Rutherford and the smaller centre of Telarah, for retail, education, recreational, cultural/library, medical and commercial facilities. Higher order services such as specialist services, and more extensive retail are available in Maitland CBD and the Stocklands Green Hills regional shopping centre. The Maitland Regional Art Gallery is located within the Maitland CBD. The development will be located within 3.5km of the Maitland Hospital and within 12km of the planned new Maitland Public Hospital and existing Maitland Private Hospital.

A number of churches, community service organisations and volunteer support groups operate within Maitland. The development may provide new people to strengthen the existing social networks and increase volunteers providing invaluable community services. Community organisations such Maitland Community Care Service provides specialised support for elderly and disabled people in the area if required.

Sufficient community facilities and services are available and accessible to the future residents outside of the village, in addition to the provision of a community centre, pool, tennis courts, and open recreational space located within the village.

The development is unlikely to place unreasonable or undue stress on existing facilities or local infrastructure. Planning for and funding towards the provision of additional infrastructure, services and recreation and community facilities to serve the needs of increased population within the City has been incorporated into Council's Section 94 Contributions Plan to ensure that there is no economic burden created as a result of new development.

5.11.3. Transport Services

The locality will be serviced as the URA progressively develops by regular local bus routes to Rutherford, Maitland, and Green Hills, along with providing connections to local train stations providing links to Newcastle and beyond. Regular train services operate daily to Maitland and Newcastle with links to both Sydney and Brisbane via the XPT or local connections through Hamilton Station in Newcastle.

A bus stop will be located at the entrance to the site with alternative stops accessible throughout the residential estate. Adequate public transport services are available within the locality to service the development.

5.11.4. Infrastructure Servicing

The land will be serviced in conjunction with the delivery of infrastructure to service the developing residential estate. Services can be extended to cater for the proposed development.

In accordance with the requirements of SEPP 36 and the Local Government Regulation 2005, electricity, drainage, and reticulated water and sewerage will be provided to all dwelling sites within the proposed estate, in consultation with the relevant public authorities.

A Section 50 application has been lodged with Hunter Water Corporation (HWC) for the development of the site. A copy of the stamped plan is provided in **Appendix G**. The design will be amended as required to incorporate the relevant servicing requirements.

5.12. SAFETY AND SECURITY

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

A key feature and a priority of residential villages such as this estate is the privacy and security offered to residents and property within the village.

All residents will be required to enter into a residential agreement with the operators of the MHE committing to the community rules. Residents will be responsible for all visitors and guests at all times.

Security fencing around the boundaries of the entire property will restrict access to the site and control access for safety and security. Internal landscaping will be designed and provided to maximise surveillance but minimise the opportunities for concealment, while providing for a high level of amenity. Details of landscaping and fencing have been included on the Landscaping Plan.

Boom gates with a security system will be provided at the entrance to the estate to control and monitor access for residents and visitors into the site. Appropriate lighting of the entrance and internal street network will be provided and will comply with relevant Australian Standards. The layout provides opportunities for future housing to provide for natural surveillance of public spaces.

Surveillance cameras will be installed at the entrance to the site and in and around the community buildings for the safety of persons and property within the village. A Manager will permanently reside on site.

The shared road and pedestrian network provides a clearly defined path of travel with clear sightlines between public and private places. No-through roads have been avoided. Vehicle speed will be restricted to walking pace (10km/h) to ensure that pedestrians can move easily within the estate. Visitor and guest carparking areas are available across the site in well defined, visible and accessible locations. The communal car parking will also enable opportunities for both residents and their guests to easily access the community facilities and passive recreation areas.

The boundary between public and private areas will be clearly indicated and future dwellings will be fenced to provide privacy and security for residents. Dwelling frontages will be open to view from the street network with landscaping kept to a minimum. A carport/car space will be provided for each dwelling site, immediately accessible to the dwelling. Dwelling sites will all be numbered for easy identification. Street signage will also be provided.

The proposed design is consistent with the principles of CPTED to provide safer communities and minimise the incidence and fear of crime.

5.13. SITE SUITABILITY

The NSW State Government along with local Council policies supports the development of alternative housing choices and more affordable housing within the region.

The site is suitable for the proposed development for the following reasons:

- The proposal is permissible with consent under the provisions of Maitland LEP 2011;
- The proposal has been designed in accordance with the requirements of SEPP 36, and the relevant Local Government Act and Regulations;
- The proposed development has been located and designed so as to minimise and manage the environmental effects on the built and natural environment;
- The site can be adequately serviced;
- The development will have access to adequate transport services;
- Sufficient community facilities and services are available and accessible to the future residents;
- The subject land is not located within a proclaimed Mine Subsidence District and is not subject to any building restrictions imposed by the Mine Subsidence Board;
- The development is not adversely affected by any form of pollution;
- The development will not have an adverse effect on any heritage conservation area or heritage item;
- The subdivision will contribute towards meeting the housing demands of the Lower Hunter; and
- The development will provide alternative housing choices and housing opportunities for the community, in close proximity to established shops, transport services, sporting and community facilities.

It is determined that the site is suitable for the development.

6.0 CONCLUSION

This Statement of Environmental Effects has been prepared to support the development application for a manufactured home estate on land at Harlington Avenue, off Wollombi Road, Farley.

The estate is designed to provide for 295 manufactured home sites. The homes will be constructed off-site and delivered and assembled as required. Residents will own their home but will lease the land upon which it is located. The remaining land within the estate is common and will be managed and maintained by the operator of the estate.

The proposal includes a manager's residence, community building, visitor parking areas and open recreational space for residents of the estate. Consent is also sought for earthworks, clearing of land, and associated works and infrastructure.

Each dwelling site has adequate vehicular access and road frontage and will provide for a single car space and sufficient open space for future occupants. The sites will be serviced by sewer and water, stormwater disposal, electricity and telecommunications infrastructure for residential development.

Infrastructure is available and appropriately located to meet the demands generated by the development of the site. The residents of the development will have access in close proximity to shops, bank services providers and other retail and commercial services, along with public transport services, community services, recreation facilities and local medical practitioners. As the adjoining residential estate develops the development will also benefit from pedestrian and open space networks and sporting facilities.

The environmental effects of the development have been considered in accordance with Section 4.46 of the Environmental Planning and Assessment Act 1979. The proposal is not considered to have a significant impact upon the built, or the social or economic fabric of the locality. The potential impact on the natural environment is to be mitigated by the provision of a biodiversity offset package prepared in consultation with OEH and in accordance with the Threatened Species Conservation Act (transitional arrangements in place).

The development site is not otherwise constrained and is located immediately adjacent to land zoned for residential purposes. The proposal is considered suitable for the site, is not out of character with the developing area, and represents an efficient use of land and service infrastructure being delivered to the URA.

The proposal satisfies the relevant requirements of the Local Government Act and Regulations and the State Environmental Planning Policy No 36 – Manufactured Home Estates and is consistent with the directions of NSW State Government policies regarding affordable housing. It is consistent with the Council's long term strategic planning for the Maitland LGA.

As urban growth has continued within the City of Maitland the need to provide affordable accommodation for the ageing population has also increased. The development is considered to be in the public interest and will provide additional and more affordable housing stock to benefit the local community.

It is recommended that the subdivision be supported by Council by the granting of development consent.

7.0 REFERENCES

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8.0 APPENDICES
