

East Wollombi Road

Statement of Environmental Effects

173 and 175 Wollombi Road,
Farley

May 2022

“EAST WOLLOMBI ROAD” STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED 38 LOT STAGED RESIDENTIAL SUBDIVISION (Lot 1 in DP:325580 and Lot 1 in DP:1005221)

173 and 175 Wollombi Road, Farley. NSW.

Document Status

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EXECUTIVE SUMMARY

The land the subject of this Development Application comprises 173 and 175 Wollombi Road which is held under one ownership and is located within the Farley Urban Release Area on the western side of Owlpen Lane.

The proposed staged subdivision aims to provide for 38 residential lots. Stage 1 comprises the subdivision of 175 Wollombi Road to create a single residential lot containing one of the existing dwellings, and a super-lot to be redeveloped in conjunction with 173 Wollombi Road.

Stage 2 of the subdivision comprises 33 lots, the extension and dedication of Mapplewell Circuit and attached cul-de-sac. The existing dwelling on proposed lot 2 in Stage 2 will be retained wholly within this lot once created. A separate application has been approved for intersection realignment works of the Owl Pen Lane and Wollombi Road intersection. This subdivision allows for the approved intersection works which will be completed prior to any lots being developed on this subject site.

Stage 3 comprises 4 lots which have frontage off the extension of Mapplewell Circuit

This development will integrate with the development of the Ravensfield subdivision to the west, and the recently completed Castleton Close with the extension of Mapplewell Circuit generally as set out in the Farley DCP.

The subdivision will facilitate the orderly extension of the Farley URA and provide additional housing opportunities in the locality.

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared in support of a Development Application to Maitland City Council for the proposed subdivision of land identified as Lot 1 DP 1005221 No. 173 Wollombi Road, Farley and Lot 1 DP 325580, No. 175 Wollombi Road, Farley. The sites combined has an area of approximately 3.52 hectares.

The land is located on the western side of Owlpen Lane, and to the east of the Ravensfield residential development. The land is located within the Farley Urban Release Area (URA) and zoned for future residential development. This will provide the first access point into the eastern precinct of the URA.

The Development Application seeks approval for the staged subdivision of the land into 38 residential lots. The development is to be undertaken in 3 stages. The construction of roads, earthworks, landscaping, drainage works and installation of utility services are all included as part of this development proposal.

The development of the land will facilitate the development of Precinct 2 of the Farley Urban Release Area.

The existing dwelling and associated infrastructure will be located on Lot 101 in Stage 1 and have an area of 2626 m².

The subdivision is consistent with the Farley Chapter of the Maitland DCP and Maitland LEP 2011.

The subdivision has been designed to ensure the connectivity of the Ravensfield subdivision to the west and the adjoining residential subdivision to the south through the eastern precinct of the URA. As mentioned, the subdivision has also been designed to allow for a portion of the land to be utilised for the intersection realignment works of Owl Pen Lane and Wollombi Road intersection. The intersection works will be completed prior to any lots being developed on this subject site.

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

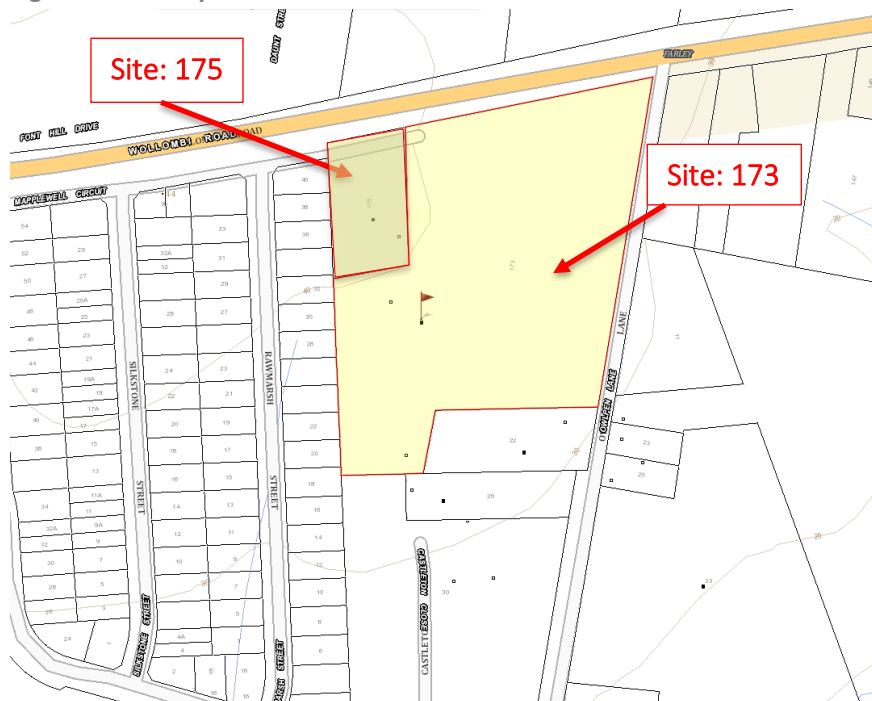
2.0 THE SITE

The site is located within Farley, to the south of Wollombi Road, and to the West of Owl pen Lane. The land is identified as Lot 1 DP 1005221, 173 Wollombi Road and, Lot 1 DP325580 No. 175 Wollombi Road, Farley. The combined sites have an area of approximately 3.52 hectares. 173 Wollombi Road Farley is the larger lot being approx. 3.12Ha and 175 Wollombi Road Farley being the smaller lot of approx. 0.4Ha

An existing dwelling is located in the north western corner of the current 173 Wollombi Road Farley address, fronting Wollombi Road. This will be retained wholly within lot 2 of the stage 2 subdivision. A larger residence and associated garages and pool are located in the lower western side of 173 Wollombi Road, Farley. This residence will be wholly retained within lot 101 in the stage 1 subdivision. An existing residence and shed were previously located on 175 Wollombi Road Farley, which has been removed. The land is generally grassed with isolated paddock trees and minor landscaping associated with the existing dwelling and driveway.

The general location of the site is identified in Figure 1 – Locality Plan and in Figure 2 – Aerial Photograph.

Figure 1 – Locality Plan



(Source: NSW Six Maps 2021)

Figure 2 – Aerial Photograph



(Source: Six Maps 2021)

3.0 CONSULTATION

The subdivision design including the road layout has been prepared in consultation with the representatives of the adjoining properties to ensure an equitable and logical pattern of development, and within the limits and environmental constraints of the land, where known.

4.0 PROPOSED DEVELOPMENT

The proposed development is described as follows:

1. Subdivision comprising 38 residential lots;
2. Retention of two existing dwellings, clearing of land, site regrading and earthworks;
3. Staging of the subdivision into 3 stages;
4. Provision of urban infrastructure including roads, stormwater drainage, water and sewer reticulation, electricity supply and telecommunications.

The components of the proposal are discussed in the following sections.

4.1. SUBDIVISION WORKS & INFRASTRUCTURE

The development to which this application relates aims to create 38 residential allotments. The residential subdivision is proposed to be developed in 3 stages. The plan of subdivision and relevant staging plan is provided in **Appendix A**.

The larger existing dwelling is to be located wholly within proposed Lot 101, and is to be subdivided as part of the first stage. There are no works proposed in conjunction with Stage 1 of the subdivision.

Stage 2 Subdivision will create 33 lots and a residue lot in the south eastern corner which will be created as a drainage reserve and dedicated to Council. The smaller existing dwelling located off Mapplewell Circuit will be wholly retained on proposed lot 2 as part of Stage 2 of the subdivision. Associated works with this subdivision include extension of Mapplewell Circuit which turns and heads south and ends in a turning head/cul-de-sac to access the lots in the south Western corner. Lots on the eastern side will be accessed via the existing Owl Pen Lane and subsequent intersection upgrade works to Wollombi Road and Owl Pen Lane.

Stage 3 subdivision and works includes the creation of 4 new lots directly accessed from Mapplewell circuit.

The land is primarily cleared grasslands with the exception of some isolated trees and established landscaping surrounding the existing dwelling on proposed Lot 101.

Access to the site is to be provided via Mapplewell Circuit and directly from Owl Pen Lane. The road is to be constructed as an extension of Mapplewell Circuit from Ravensfield to the west.

Lots generally range in size from approximately 504m² to 1183m² with the average lot around 650m². One larger lot (lot 23) is proposed in stage 2 which is 2715m² and the existing larger dwelling is proposed at 2626m² (lot 101).

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

Clearing of the land where necessary, earthworks, road construction and associated drainage, installation of utility services and infrastructure, implementation of sedimentation and erosion control measures and landscaping is included as part of this development application. A concept plan of the relevant civil engineering design and road cross sections has been included in **Appendix B**.

5.0 STATUTORY PLANNING CONTROLS

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

5.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The application is lodged under the provisions of Part 4 of the Environmental Planning and Assessment Act. The development is not integrated or designated development. Subdivision is permissible subject to obtaining development consent in the R1 General Residential zone

5.2. STATE ENVIRONMENTAL PLANNING POLICIES

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

5.2.1. 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.

A Report on Preliminary Contamination and Geotechnical Assessment was undertaken in 2011 by Douglas Partners for the Proposed Rezoning of the Farley Investigation Area at Wollombi Road, Farley. This report was prepared for Ravensfield Downs Pty Ltd and ADW Johnson Pty Ltd on behalf of Farley Landowners Group. 173 Wollombi Road Farley which is the larger of the subject sites contributing to just under 90% of the combined site, was included in this investigation.

Contamination:

The outcome of this investigation was that no gross contamination was observed within the project area during the site walkover or subsurface investigation. Specifically for 173 Wollombi Road Farley, contaminants were limited to standard Septic tank/effluent disposal area contaminants which was across all residential sites covered in the report.

Geotechnical:

The project area including 173 Wollombi Road Farley, was considered to be generally suitable for residential development, subject to additional investigation and appropriate engineering design and construction.

The assessment determines that the site is suitable or could be made suitable for residential purposes with respect to contamination and Geotech. The land is highly maintained and has been for many years and historically had been used for grazing. A clearance certificate has been provided in **Appendix C**, for the removal of the existing dwelling and sheds that were previously on 175 Wollombi Road, Farley which is the smaller residential lot as part of the proposed subdivision.

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.

5.2.2. 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 residential lots created extending the power from the neighbouring Ravensfield Development. The Upgrade of the Owl Pen Lane and Wollombi Road Intersection will enable any power lines on this side to be placed underground as well.

- Clause 104 relates to traffic generating development. Column 2 of Schedule 3 provides the requirements in this respect, in relation to development on a site that has direct vehicular or pedestrian access to any road, other than a classified road.

As the proposed development is not in excess of 200 lots, the application does not require referral to the NSW Roads and Maritime Services (RMS) under the provisions of SEPP Infrastructure 2007. Council is the relevant roads authority for any roadworks on Owlpen Lane.

- Development for the purposes of stormwater management (cl 111), telecommunications (cl 114) and a sewerage reticulation system (cl 106) are also to be undertaken on site, on behalf of the relevant public authorities, and in accordance with the provisions of the ISEPP.

5.3. HUNTER REGIONAL PLAN 2036

The Hunter Regional Plan identifies the Farley locality as being within the urban growth area around the strategic centre of Maitland, to be developed for urban purposes.

The Plan supports the continued development of identified greenfield sites such as the Farley URA and recognises the need for the provision of land and infrastructure to meet the demand for additional housing within the region.

The development of the Farley URA is consistent with the goals of the HRP 2036 to provide new housing opportunities and greater housing choice by delivering diverse housing, lot types and sizes, along with healthy built environments with access to open spaces. The proposed subdivision will facilitate the delivery of new housing in an emerging growth area.

5.4. MAITLAND LEP 2011

Clause 2.1 and 2.2 – Land use Zones

The land is zoned R1 General Residential under the provisions of Council's LEP 2011.

The objectives of the relevant zones are as follows:

Zone R1 General Residential

- *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 subdivision layout is adequately designed to allow the development of residential lots consistent with the adjoining residential development and the overall development of the Farley URA.

The lots are adequately sized and located to provide for a variety of housing types and densities.

The proposed subdivision will provide additional housing opportunities for both the local community and the wider region.

Supporting services and infrastructure will be provided throughout the URA as development of Farley evolves. Higher order services are available close by within the Rutherford shopping area, Maitland CBD and the regional Stockland Greenhills shopping centre.

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

Clause 2.6 – Subdivision – consent requirements

Clause 2.6 of the Maitland LEP 2011 provides that land to which this Plan applies may be subdivided with consent.

Part 4 – Principal Development Standards

Clause 4.1 – Minimum Subdivision Lot Size

This clause permits a minimum subdivision lot size of 450m² for the R1 General Residential zoned land. There are no maximum floor space ratios or building heights relating to the Farley URA.

Each residential lot to be created satisfies this minimum lot size.

Clause 5.9 – Preservation of trees or vegetation

Removal of vegetation on site requires the consent of the Council.

The site comprises isolated and scattered trees and vegetation over the land. A majority of the trees on site formed part of landscaping around the now removed dwelling on lot 175 Wollombi Road, Farley. This is also the case for the smaller existing dwelling that is surrounded by scattered trees and the existing driveway that is currently used to access the larger existing dwelling.

Along part of the southern boundary, there is a lot external to this development with an established dwelling house fronting Owlpen Lane. This dwelling has a thicker presence of trees around its boundary internally helping to act as a buffer between the subdivision and this existing residence. The trees around this boundary on the subject sites land would need to be removed. This will be addressed in the ecological report.

This application seeks approval for the removal of the trees within the subdivision footprint to undertake construction work. Trees located within the proposed boundaries of Lot 101 (larger existing dwelling) and proposed Lot 2 (smaller existing dwelling) will be retained.

Part 6 – Urban release areas

Part 6 of the Maitland LEP 2011 refers to Urban Release Areas. The site of the proposed subdivision is located within the Farley Urban Release Area. The following clauses relate to provisions for Urban Release Areas:

Clause 6.1 – Arrangements for designated State public infrastructure

This clause requires satisfactory arrangements to be made for the provision of designated State public infrastructure before the granting of consent for the subdivision of land in an Urban Release Area.

Arrangements for the payment of a State VPA are being made and will be finalised prior to the release of the consent for the subdivision of the land.

Clause 6.2 – Public utility infrastructure

Reticulated water, sewer and electricity supply services will be provided to the residential subdivision, as development progresses.

Clause 6.3 – Development Control Plan

The Farley Urban Release Area Chapter of the Maitland Development Control Plan 2011 applies to the land. The DCP requirements are addressed within Section 6.6.

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 located at approximately 35m AHD. Excavation works will be required for the provision of infrastructure (roads and drainage works) and to provide for reasonable building sites. The disturbance of any potential Acid Sulfate Soils is not likely as a result of the proposed development.

Clause 7.2 – Earthworks

Earthworks are required to be undertaken to facilitate the residential subdivision for which development consent is being sought. A Construction Certificate will be sought following Development Consent outlining the earthworks in conjunction with the civil works.

Clause 7.3 – Flood Planning

The subject land is not identified as being within the influence of the 1% flood event.

5.5. MAITLAND DEVELOPMENT CONTROL PLAN 2011

The provisions of the DCP have been taken into consideration in the design of the proposed subdivision.

Table 1 provides a description of compliance with Maitland Development Control Plan 2011, Part F - Farley Urban Release Area. The proposed subdivision is generally consistent with the provisions of the DCP and the overall concept development plan.

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

Part F – Farley URA		
Development Requirements	Comment	Complies
a) Staging and Essential Infrastructure	<p>The site is located within Stage 1 of the URA Staging Plan. The Staging Plan was developed in response to the servicing strategies.</p> <p>Capacity is available within the Farley 1 WWPS and was designed to accommodate to service the development and other land within this catchment. Water is available as an extension of the services constructed for Ravensfield including trunk watermain upgrades throughout the locality.</p> <p>Infrastructure and facilities will be provided in accordance with the DCP and in line with the sequencing schedule within the S94 Plan.</p> <p>The proposed subdivision is consistent with the concept plan, staging, and the design principles of the DCP.</p> <p>The residential subdivision is to be undertaken in 3 stages which provides for a logical sequence of developing the site and provides for internal connections through to the adjoining approved subdivision to the east.</p>	YES

b) Transport Hierarchy	Movement	<p>The subdivision is consistent with the road hierarchy in the DCP and that approved as part of the adjoining Ravensfield development.</p> <p>The layout allows for the new secondary intersection at Wollombi Road and a realignment of the top of Owlpen Lane that will be a collector road to access the south eastern sections of the URA.</p> <p>Development contributions will be paid towards road works identified to facilitate the development within the Farley URA.</p> <p>A 1.5m wide pedestrian link will continue along the extension of Mapplewell Circuit on the western side finishing in the cul-de-sac. A 1.5m wide pedestrian link is also proposed along the Owl Pen Lane frontage linking in with the intersection works.</p> <p>Road widening has been identified and allowed for along Owlpen Lane as required. All new allotments fronting Owlpen Lane will have direct vehicular access.</p>	YES
c) Overall Strategy	Landscaping	<p>Street trees will be provided along the internal street network having regard to the principles of CPTED and bushfire risk. A Landscaping Plan has been prepared and will be amended if required at the construction certificate stage.</p>	YES
d) Passive and Recreational Areas	Active	<p>There are no specific facilities identified as being required on the subject land. The subdivision layout allows for the realignment of Owlpen Lane and intersection which will form part of the collector road network to service the active open space areas identified in the DCP.</p> <p>A monetary contribution will be made towards the provision of local parks and neighborhood sporting facilities within the URA as identified in the Farley Contributions Plan.</p>	YES
e) Stormwater Quality Controls	& Water Management	<p>A stormwater management plan has been designed over the entire site. Stormwater from the site will be managed and captured in the existing larger detention basin off Owl Pen Lane south of the subject site on the eastern boundary of the Ravensfield Downs development area.</p>	YES

f) Amelioration of Natural & Environmental hazards	<p>The land has limited vegetation and is not affected by flooding, noise and vibration, or air quality impacts.</p> <p>A bushfire assessment has been prepared in accordance with the relevant legislation and due to the development surrounding the site and the proposed subdivision layout there will be no bushfire rating required for the lots.</p> <p>An ecological assessment has been prepared in accordance with the relevant legislation and determined that there is not likely to be any significant impact on flora or fauna.</p> <p>The subdivision is not directly visible from any public vantage points and will not have a significant impact on the visual amenity of the locality.</p> <p>The land is not located within the curtilage of the heritage listed Owlpen House.</p> <p>The Aboriginal Due Diligence Assessment did not identify any materials or artefacts present or visible on the land, nor identify the site as having potential to contain sub-surface deposits.</p>	YES
g) Key Development Sites	The land does not form part of a key development site identified within the DCP.	N/A
h) Neighbourhood Commercial & Retail Uses	The development does not propose the inclusion of any neighbourhood commercial or retail uses upon the land.	Yes
i) Provision of Public Facilities & Services	Public facilities and services will be provided in line with the schedule of expenditure determined by the Farley DCP and Development Contributions Plan.	YES

6.0 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.

6.1. SUBDIVISION DESIGN AND LAYOUT

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

The subdivision layout is consistent with the plan of subdivision that was approved by Council for the adjoining Ravensfield development with the extension of Mapplewell Circuit through the site to service the southern lots. Sites fronting Owl Pen Lane will have direct access from this road.

Lot 101 accommodates the existing dwelling located on site which is to be retained. Stages 2 and 3 relate to the subdivision of the residue parcel of the land. Proposed lot 2 in Stage 2 will accommodate the other existing dwelling.

The subdivision has been designed to ensure that allotments are capable of supporting future residential development. All lots are at least 450m² in size, with a minimum lot size of approx. 504m² and a maximum lot size of 2715m² (excluding the existing dwelling). The average lot size is around 650m². All of the lots are at least 30m deep which is adequate for a standard residential house and associated structures.

The allotments are generally orientated on a north-south or east-west alignment which will provide for good solar access and optimises the design of energy smart homes.

Connections with the pedestrian and cycle network will be provided along the collector road/drainage reserve within the URA and co-ordinated with existing approvals on the surrounding land.

Infrastructure including stormwater management, telecommunications, and a sewerage reticulation system is to be provided to each lot within the subdivision.

6.2. BUSHFIRE

A Bushfire Threat Assessment report has been prepared and attached in **Appendix D**. The land contains some remaining Bushfire Prone Land and Vegetation Buffer Land that will not be relevant once clearing of the site is completed. Due to the surrounding development no APZ's will be required on the site.

The proposed subdivision is consistent with the requirements of the Planning for Bushfire Protection guidelines prepared by the NSW Rural Fire Service (RFS).

6.3. ECOLOGY

An ecological assessment has been prepared for the site by Firebird EcoSultants Pty Ltd (May 2022). A copy of the report is provided in **Appendix E**.

The site has been highly modified over time. It is characterised by cleared and highly manicured land comprising of planted native and exotic species, largely around the existing dwellings or neighbouring property. The development footprint, apart from the two remaining dwellings and their landscaping within their proposed new lot boundaries, is to be cleared. The site does not contain important mapped areas for threatened species or any mapped biodiversity values. No naturally regenerating canopy species, hollow-bearing trees or habitats, nor fallen woody debris occur within the site. It is therefore considered that the vegetation within the site has been modified to an extent that it is comprised of planted native and exotic trees / shrubs and grasses. Therefore, no PCT could be determined for the site. Further, no loss or severing of a habitat corridor would occur.

Proposed mitigation measures prior to and during construction have been documented in the report. The effects on fauna, endangered vegetation or habitats is considered very low.

6.3.1. Aboriginal Archaeology

An Archaeological Assessment was previously prepared by McCardle Cultural Heritage Pty Ltd to support the rezoning of the land, entitled “Farley Investigation Area: Indigenous Archaeological Due Diligence Assessment” (April 2010).

A further Aboriginal Due Diligence assessment has been prepared by Heritage Now Pty Ltd (December 2021). Included in **Appendix F** in relation to this development for the subdivision of the land to determine the likelihood of past Aboriginal occupation and the potential presence of Aboriginal objects.

It is an offence to harm an Aboriginal object under the National Parks and Wildlife Act 1974. The National Parks and Wildlife Regulations 2009 provides a framework for exercising due diligence and provides codes of practice in respect to Aboriginal objects as well as defences for carrying out certain low impact activities (Section 80B).

The outcome of the assessment found that from background research and site inspection, no Aboriginal objects, places or areas of potential archaeological deposit are identified in the Project Area. There is no identified risk of harm to Aboriginal objects as a result of the proposed works and thus further investigations and a formal impact assessment (AHIP) is not required.

No further archaeological investigations are necessary within the remainder of the site.

6.3.2. European Heritage

Non-Aboriginal Heritage is regulated through the NSW Heritage Act 1977 and Local Environmental Plans (LEPs) within local Councils.

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 listed in Schedule 5 of Maitland LEP 2011 as a heritage item of local significance within the Farley URA. This development is located outside the curtilage buffer as stated by the Maitland Council DCP.

6.4. FLOODING AND STORMWATER

6.4.1. Flooding

The land is not identified as being affected by the 1% flood event.

6.4.2. Stormwater and Drainage

A Stormwater Management Strategy has been prepared for the site by GCA Pty Ltd (May 2022). A copy of the Strategy is provided in **Appendix G**.

Local stormwater management will involve the collection of stormwater by a pit and pipe drainage network. Drainage easements will be created where necessary to manage stormwater on site. The water from the site will be ultimately captured in the large basin in the Ravensfield Downs Development land south of the subject site off Owl Pen Lane. The extra detention basin capacity requirements have been determined and the basin will be modified to suit before lots are created. Details of the proposed drainage system will be provided with the engineering plans at Construction Certificate stage. This reduces the proliferation of small scattered basins throughout the URA and reduces future asset maintenance costs of the Council

6.5. EROSION AND SEDIMENT CONTROL

Earthworks will be undertaken on site during the construction of each stage of the subdivision. An Erosion and Sediment Control Plan (ESCP) will be submitted to Council with the Construction Certificate.

6.6. TRAFFIC AND ACCESS

Extensive traffic analysis and modelling has occurred in conjunction with the rezoning of the URA and the preparation of the Farley Contributions Plan.

An original threshold of the release of 150 lots was placed on the URA and subsequently increased to xx lots prior to the completion of traffic control signals at the Wollombi Road/New England Highway intersection. The construction of these signals has commenced and they are programmed to be in operation by late May,2022 prior to any lots being released under this development consent . Monetary contributions will be made towards roadworks in accordance with the requirements of the Contributions Plan.

The internal roadwork proposed by this subdivision is consistent with the DCP and the approved Ravensfield development on the adjoining land. The extension of Mapplewell Circuit from the west will connect with proposed Archer Close ending in a cul-de-sac to service the southern lots in this development.

The development also allows for the realignment of the top of Owlpen Lane. A new intersection of Wollombi Road and Owlpen Lane is also shown on the plan which will be completed by another party. Lots on the Eastern side of the development will front Owlpen Lane and have direct access. As noted from the DCP a proposed bus stop will be located on the opposite side of the road of these Eastern lots on Owlpen Lane.

The newly aligned Owlpen Lane will form part of the link road and bus route to the sporting fields and return back to Owlpen Lane to the south of the site in accordance with the Farley URA Area Plan.

6.7. LANDSCAPING

The residential land proposed to be developed is primarily cleared manicured lands with some isolated scatters of trees. Trees also surround the two existing properties as well as the removed property. Minor screen planting exists along the current driveway from Wollombi Road to the larger existing dwelling. The ecology report outlines which trees will be retained and will form part of the landscape plan.

A Landscaping Plan has been prepared for this Development Application having regard to bushfire regulations. Street trees will be provided along the internal roads within the subdivision. The Landscape Plan is attached in **Appendix H**.

6.8. SERVICES AND INFRASTRUCTURE

A servicing strategy has been prepared for the URA which also identifies the likely staging and sequencing for the provision of services. The subject land is located within Stage 1 of the servicing catchment. A WWPS has been constructed in the lowlying area to the south east of the site and was designed to accommodate the development of both precincts 1 and 4. Water services will be extended from the Ravensfield development.

Stage 1 involves the subdivision of the existing larger dwelling from the residue parcel. As proposed Lot 101 is already serviced and established, it is intended to complete this first stage prior to the provision of reticulated services to the land. There are no works proposed in conjunction with Stage 1 of the subdivision.

Prior to the release of the subdivision for each stage, electrical, NBN, water and sewer will be provided to all residential allotments within the subdivision, in accordance with requirements of the relevant public authorities.

The provision of pedestrian/cycleway links, and access to the adjoining sports field and local parks will be provided as the development progresses in accordance with the provisions of the Farley DCP Chapter and in line with the sequencing schedule and priorities for expenditure identified in the Farley Contributions Plan.

Overall, it is considered that the infrastructure proposed both as part of the site specific development works and the wider urban release area planning is adequate to meet the demands for the area.

6.9. SAFETY AND SECURITY

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

The road and pedestrian network provides a clearly defined path of travel with clear sightlines between public and private places. Appropriate lighting of the public streets will be provided and will comply with relevant Australian Standards.

The subdivision design provides opportunities for future housing to provide for natural surveillance of public spaces. Street tree planting will be provided to minimise the opportunities for concealment, while providing for a high level of amenity.

6.10. SITE SUITABILITY

The NSW State Government has supported the direction of urban expansion in this locality. The site is suitable for the proposed development for the following reasons:

- The proposal is permissible with consent within the R1 General Residential zone under the provisions of Maitland LEP 2011;
- The subdivision proposal has been designed in accordance with the principles of the Maitland LEP 2011 and the Farley URA Chapter of Maitland DCP 2011;
- The development will provide a range of housing opportunities for the community, in an identified Urban Release Area with access to schools, shops, and sporting and community facilities.
- The proposed subdivision has been located and designed so as to minimise and manage the environmental effects on the environment;
- The site can be adequately serviced;
- 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 subject land in the location of the proposed residential subdivision is not affected by traffic or rail noise or vibration as a result of the proximity of the Great Northern Railway or Wollombi Road;
- The site investigations have determined that the land is suitable for its intended purpose for development; and
- The subdivision will contribute towards meeting the housing demands of the Lower Hunter which in turn will contribute towards economic growth within the Maitland LGA.

It is determined that the site is suitable for the residential subdivision as proposed.

7.0 CONCLUSION

This Statement of Environmental Effects has been prepared to support the development application for the subdivision of land to facilitate development for residential housing within the Farley Urban Release Area.

The proposal involves the subdivision of residentially zoned land into 38 residential lots and associated roads and footpaths. The development is to be undertaken in 3 stages.

The development is consistent with Council's Farley URA Chapter of the Maitland Development Control Plan and the approved and progressing subdivision adjoining the land to the west, identified as "Ravensfield". It also integrates with the development to the south identified as the DBH land.

Satisfactory arrangements will be made prior to the release of any development consent towards the provision of State public infrastructure in accordance with the relevant statutory requirements.

The proposed residential allotments are designed to accommodate residential housing with adequate vehicular access, solar access opportunities and open space for future occupants. The proposed allotments are capable of being serviced by sewer and water, and stormwater, electricity and telecommunications infrastructure.

The subdivision provides a range of lot sizes to accommodate different housing types in order to conform to the NSW State Government policies and Council's strategic planning for the Maitland LGA.

The proposal is considered suitable for the site and represents an efficient use of land.

It is considered to be in the public interest and will provide additional housing stock and new infrastructure, and will contribute towards the provision of community facilities and public recreation areas to benefit the local community.

The environmental effects of the development have been considered in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposal is not considered to have a significant impact upon the built or natural environments, or the social or economic fabric of the locality.

It is recommended that the subdivision be supported by Council.