



Urban Land and Housing Group

Statement of Environmental Effects

Signage

805 New England Highway, Lochinvar
Lot 4 DP1256730

July 2021

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Appendix A – Proposed Signage Plan

1 Introduction

This report has been prepared on behalf of Urban Land Housing Group.

This application seeks development consent for the erection of signage on Lot 4 DP1256730 at 805 New England Highway, Lochinvar.

A detailed description of the proposal is provided at Section 3.0.

Development plans are included in the appendix to this report.

This report has determined that the proposal is generally compliant with relevant State and the various Maitland City Council Planning Instruments.

2 Site Analysis

2.1 Site Description

The real property description is Lot 4 DP1256730, located at 805 New England Highway, Lochinvar.

The subject land is contained within two portions positioned off the southern side of New England Highway. This application relates to the eastern portion of the site which is largely cleared of vegetation. The western portion of the site contains Airds of Lochinvar which is a commercial premise.

Figure 1 illustrates the existing conditions of the subject site through an aerial photograph.



Figure 1 - Aerial Photo of Site, red portion indicates the part subject to this application (Source: SIX Maps)

2.2 Locality

The site is located in the Lochinvar Urban Release Area within the Maitland Local Government Area (LGA). Lochinvar is positioned approximately 13 kilometres north west of Maitland. Figure 2 indicates the position of the proposed subject site with respect to the greater Lochinvar area.



Figure 2 - Aerial Photo of Locality (Source: SIX Maps)

2.3 Infrastructure

The site is capable of being serviced by water, sewer, telecommunications and power services. However, only electricity will be required for the proposed signage.

3 Proposal in Detail

3.1 Proposed Development

3.1.1 Signage Positioning and Location

The proposed development seeks consent for two outdoor signs located within the north west portion of the site. Sign No. 1 is positioned to face traffic travelling in a westerly direction along New England Highway while Sign No. 2 is positioned to face traffic travelling in an easterly direction along the Highway. All signage structure supports and facing will be setback 5m from any site boundary. Figure 1 illustrates the proposed location and positioning of the signage. Refer to Appendix A for Proposed Signage Plans.

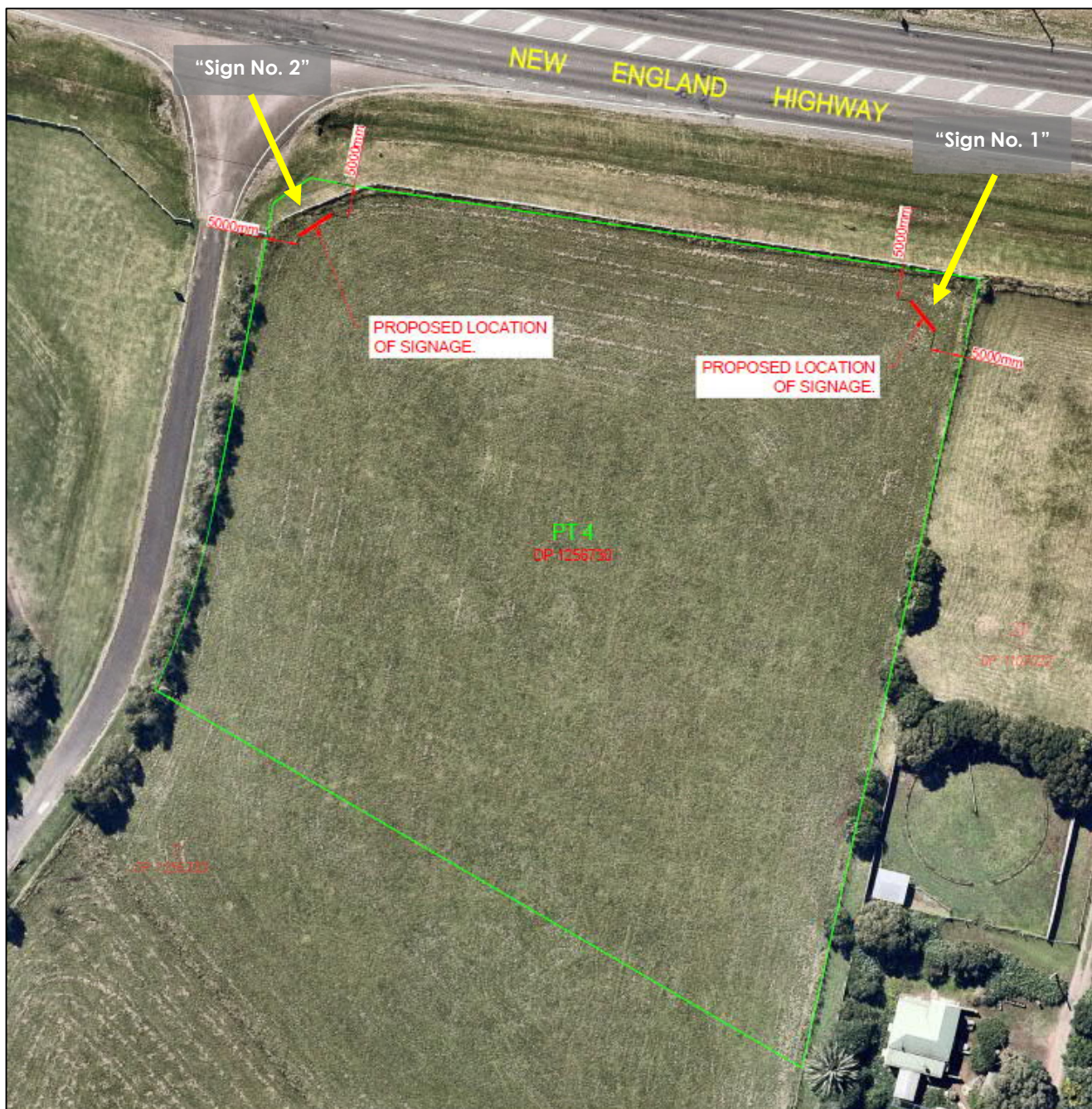


Figure 3 – Site Plan and Proposed Location of Signage (BRS; 2021)

3.1.2 Signage Details

The proposed freestanding signs will have a maximum height of 6.32m above natural ground level. Each sign board will have an area of 19.8m² being 6.0m wide by 3.3m high. The signage will be externally illuminated with down lighting proposed. An extract from the section plan illustrating height, width and lighting of the proposed signage is provided in Figure 4 below.

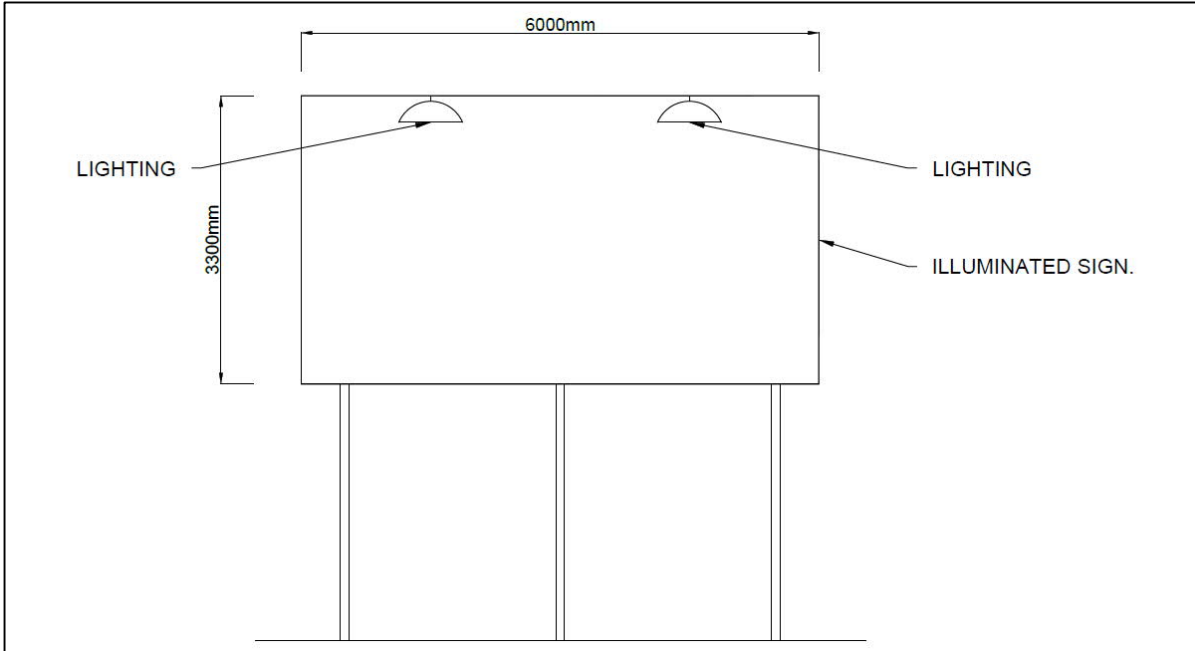


Figure 4 – Proposed Signage Size and Illumination Detail (BRS; 2021)

3.1.3 Sign No. 1 Contents and Detail

Sign No. 1 positioned within the northeast corner and facing traffic in a westerly direction will be used for Aird’s of Lochinvar commercial premise. The signage will include the business name, opening hours and indicate the location of the building. Indicative content of the proposed signage is included in Figure 5 below.



Figure 5 – Proposed Sign No. 1 Contents – Airds of Lochinvar

3.1.4 Sign No. 2 Contents and Detail

Sign No. 2 positioned within the northwest corner and facing traffic in an easterly direction will be used to advertise the sale of land within the Lochinvar Ridge estate. The signage will include the name of the estate, range of lot sizes and website details. Indicative content of the proposed signage is included in Figure 6 below.



Figure 6 – Proposed Sign No. 2 Contents – Lochinvar Ridge Estate Land Sales

4 Statutory Matters

4.1 State Environmental Planning Policies

4.1.1 State Environmental Planning Policy No 64. – Advertising Signage

The aims of State Environmental Planning Policy No 64 – Advertising Signage (SEPP 64) are:

- (a) to ensure that signage (including advertising)—
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high quality design and finish, and
- (b) to regulate signage (but not content) under Part 4 of the Act, and
- (c) to provide time-limited consents for the display of certain advertisements, and
- (d) to regulate the display of advertisements in transport corridors, and
- (e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

The relevant parts and clauses of SEPP 64 are addressed below.

Part 1 Preliminary

The development proposes signage that can be displayed with development consent and is visible from a public place. In accordance with clause 6, SEPP 64 is therefore applicable to the development.

Part 2 Signage Generally

Clause 8 of SEPP 64 states:

- A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—*
- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and
 - (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

Table 1 below details the compliance of proposed Sign No. 1 (Airds of Lochinvar) and Sign No. 2 (Lochinvar Ridge Estate) in accordance with the assessment criteria specified in the relevant clauses of Schedule 1 of this Policy.

Table 1– Schedule 1 of SEPP 64 Assessment Table

Schedule 1 Assessment Criteria	Comment
<p>1 Character of the area</p> <ul style="list-style-type: none"> • <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i> 	<p>The signage will assist the general public with identifying the use of Aird's of Lochinvar and the Lochinvar Ridge estate in an unobtrusive manner. The signage has been designed to be compatible with the existing and desired future character of the area.</p>

<ul style="list-style-type: none"> • <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i> 	<p>The signage will identify the occupants of the site and will not include unrelated advertising. The pylon style signage is considered to be consistent with outdoor advertising along New England Highway and within the RU2 Rural Landscape zone.</p>
<p>2 Special areas</p>	
<ul style="list-style-type: none"> • <i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i> 	<p>The proposed signage has been designed and sited to not detract from the amenity or visual quality of the rural landscape area. The site is not located within an environmentally sensitive area, heritage conservation area, natural or other conservation area.</p>
<p>3 Views and vistas</p>	
<ul style="list-style-type: none"> • <i>Does the proposal obscure or compromise important views?</i> 	<p>The proposal will not obscure or compromise important views.</p>
<ul style="list-style-type: none"> • <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> 	<p>The proposal will not dominate the skyline.</p>
<ul style="list-style-type: none"> • <i>Does the proposal respect the viewing rights of other advertisers?</i> 	<p>The proposal will not detract, obscure or impact on the viewing rights of other advertisers.</p>
<p>4 Streetscape, setting or landscape</p>	
<ul style="list-style-type: none"> • <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> 	<p>The combination of signage proposed is compatible with the New England Highway setting and rural landscape. The signage will also be compatible with future residential uses of surrounding land and will ultimately be removed when these lots are developed.</p>
<ul style="list-style-type: none"> • <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i> 	<p>The advertising signage provides additional visual interest to the New England Highway setting.</p>
<ul style="list-style-type: none"> • <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> 	<p>The signage is well spaced and not cluttered. The signage is easily intelligible and will advertise the business and Lochinvar Ridge Estate without compromising road safety.</p>
<ul style="list-style-type: none"> • <i>Does the proposal screen unsightliness?</i> 	<p>Not applicable.</p>
<ul style="list-style-type: none"> • <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> 	<p>No.</p>
<ul style="list-style-type: none"> • <i>Does the proposal require ongoing vegetation management?</i> 	<p>No.</p>
<p>5 Site and building</p>	
<ul style="list-style-type: none"> • <i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i> 	<p>As stated above, the complementary colour scheme and spatially separated identification signage is harmonious with the scale, proportion, and design of the rural characteristics of the area.</p>

	The signage is also compatible with the future residential land uses within the surrounding area.
<ul style="list-style-type: none"> Does the proposal respect important features of the site or building, or both? 	As above.
<ul style="list-style-type: none"> Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	The signage has been designed to integrate with the surrounding area in an attractive and complementary manner.
6 Associated devices and logos with advertisements and advertising structures	
<ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	The signage will be externally illuminated.
7 Illumination	
<ul style="list-style-type: none"> Would illumination result in unacceptable glare? 	No. The proposed illumination is directed at the signage and will not cause unacceptable glare for traffic travelling along the New England Highway or other land uses within the surrounding rural landscape area. It is unlikely the signage will impact on future residential land use within the area due to its location and positioning along the New England Highway.
<ul style="list-style-type: none"> Would illumination affect safety for pedestrians, vehicles or aircraft? 	No. The proposed illumination is directed at the signage and will not affect the safety of vehicles travelling along New England Highway.
<ul style="list-style-type: none"> Would illumination detract from the amenity of any residence or other form of accommodation? 	No. The proposed signage is facing the New England Highway and is appropriately positioned away from existing and future residential dwellings.
<ul style="list-style-type: none"> Can the intensity of the illumination be adjusted, if necessary? 	Not necessary.
<ul style="list-style-type: none"> Is the illumination subject to a curfew? 	No. Due to the position of the signage and proposed lighting style it is not considered necessary for the illumination to be subject to curfew.
8 Safety	
<ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? 	Nil impact. The signage is relatively unobtrusive and will not cause confusion, restricted sight lines or disruption for motorists.
<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians or bicyclists? 	Nil impact. As above.
<ul style="list-style-type: none"> Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	Nil impact. As above.

Part 3 Advertisements

Clause 9 of the SEPP 64 provides that Part 3 of the Policy applies to signage, other than the following:

- (a) business identification signs,
- (b) building identification signs,
- (c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,
- (d) signage on vehicles.

Proposed Sign No. 1 (Aird's of Lochinvar) is considered to satisfy the definition of a *business identification sign* and is therefore exempt from the provisions of Part 3 of the SEPP. The definition of a business identification sign is as follows:

business identification sign means a sign:

- (a) that indicates:
 - (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Part 3 of SEPP 64 therefore does not apply to Sign No. 1. However, Part 3 applies to Sign No. 2 (Lochinvar Ridge Estate). Table 2 below details the compliance of proposed Sign No. 2 with the requirements contained within Part 3 of SEPP 64.

Table 2– Part 3 of SEPP 64 Assessment Table

Control	Comment
Clause 14 Duration of consents	
<p>(1) A consent granted under this Part ceases to be in force—</p> <ul style="list-style-type: none"> (a) on the expiration of 15 years after the date on which the consent becomes effective and operates in accordance with section 83 of the Act, or (b) if a lesser period is specified by the consent authority, on the expiration of the lesser period. 	<p>The proposed development seeks consent for signage for the full 15 year consent period permitted under clause 14.</p>
Clause 15 Advertisements on rural or non-urban land	
<p>(1) This clause applies to land that, under an environmental planning instrument, is within a rural or non-urban zone and on which an advertisement may be displayed with the consent of the consent authority.</p> <p>(2) Except in a case to which subclause (3) applies, the consent authority must not grant consent to display an advertisement on land to which this clause applies—</p> <ul style="list-style-type: none"> (a) unless a development control plan is in force that has been prepared on the basis of an advertising design analysis for the relevant area or precinct in consultation with— 	<p>This clause is applicable to the land as it falls within the RU2 Rural Landscape zone where signage is permissible with consent. The Maitland Development Control Plan 2014 Part C.6 Outdoor Advertising does not meet the criteria within subclause 2(a) and therefore the signage is required to meet the requirements of subclause 2(b).</p> <p>The proposed signage is compliant with subclause 2(b) as follows:</p> <ul style="list-style-type: none"> (i) Under the EP&A Act premises is defined as meaning a building of any description or land. Sign No. 2 relates to premises located adjacent to the site. The Lochinvar Ridge Estate sign relates to the sale of land in the

- (i) the advertising industry and any body that is representative of local businesses, such as a chamber of commerce, and
- (ii) if the land to which the development control plan relates is within 250 metres of a classified road, TfNSW,

and the display of the advertisement is consistent with the development control plan, or

(b) if no such development control plan is in force, unless—

- (i) the advertisement relates to the land on which the advertisement is to be displayed, or to premises situated on that land or adjacent land, and
- (ii) specifies one or more of the following particulars—
 - (A) the purpose for which the land or premises is or are used,
 - (B) the identification of a person residing or carrying on an occupation or business on the land or premises,
 - (C) a description of an occupation or business referred to in sub-subparagraph (B),
 - (D) particulars of the goods or services dealt with or provided on the land or premises, or
 - (E) (Repealed)...

adjacent Lochinvar Ridge estate and also meets the requirements of this subclause.

- (ii) The signage specifies the following:
 - A. Sign No. 2 indicates availability of future residential lots within Lochinvar Ridge estate,
 - B. Not applicable,
 - C. Not applicable,
 - D. The signage includes particulars of the lot sizes that will be available for sale in Lochinvar Ridge estate, and
 - E. Not applicable.

The proposed signage is therefore compliant with the relevant controls contained within clause 15 of SEPP 64.

Clause 17 Advertisements with display area greater than 20 square metres or higher than 8 metres above the ground

- (1) This clause applies to an advertisement—
 - (a) that has a display area greater than 20 square metres, or
 - (b) that is higher than 8 metres above the ground.
- (2) The display of an advertisement to which this clause applies is advertised development for the purposes of the Act.
- (3) The consent authority must not grant consent to an application to display an advertisement to which this clause applies unless—
 - (a) the applicant has provided the consent authority with an impact statement that addresses the assessment criteria in Schedule 1 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and
 - (b) the application has been advertised in accordance with section 79A of the Act, and
 - (c) the consent authority gave a copy of the application to TfNSW at the same time as

Not applicable. Signage no greater than 20m² nor is it higher than 8m above the ground.

the application was advertised in accordance with section 79A of the Act if the application is an application for the display of an advertisement to which clause 18 applies.

Clause 18 Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road

- (1) This clause applies to the display of an advertisement to which clause 17 applies, that is within 250 metres of a classified road any part of which is visible from the classified road.*
- (2) The consent authority must not grant development consent to the display of an advertisement to which this clause applies without the concurrence of TfNSW.*

Signage less than 20m² in area and therefore concurrence of TfNSW is not required as part of the proposed development application.

Clause 23 Freestanding Advertisements

- (1) The consent authority may grant consent to the display of a freestanding advertisement only if the advertising structure on which the advertisement is displayed does not protrude above the dominant skyline, including any buildings, structures or tree canopies, when viewed from ground level within a visual catchment of 1 kilometre.*
- (2) This clause does not prevent the consent authority, in the case of a freestanding advertisement on land within a rural or non-urban zone, from granting consent to the display of the advertisement under clause 15.*

This clause is not applicable as development consent to be granted under clause 15 as freestanding signage located within RU2 Rural Landscape zone.

4.2 Regional Strategies

The subject land is included in the Hunter Regional Plan 2036 as an existing residential growth area, which will facilitate future housing and urban renewal opportunities, as shown in Figure 5. The proposal is therefore consistent with the Hunter Regional Plan 2036 as the subdivision will allow for the future subdivision of the land for residential purposes.

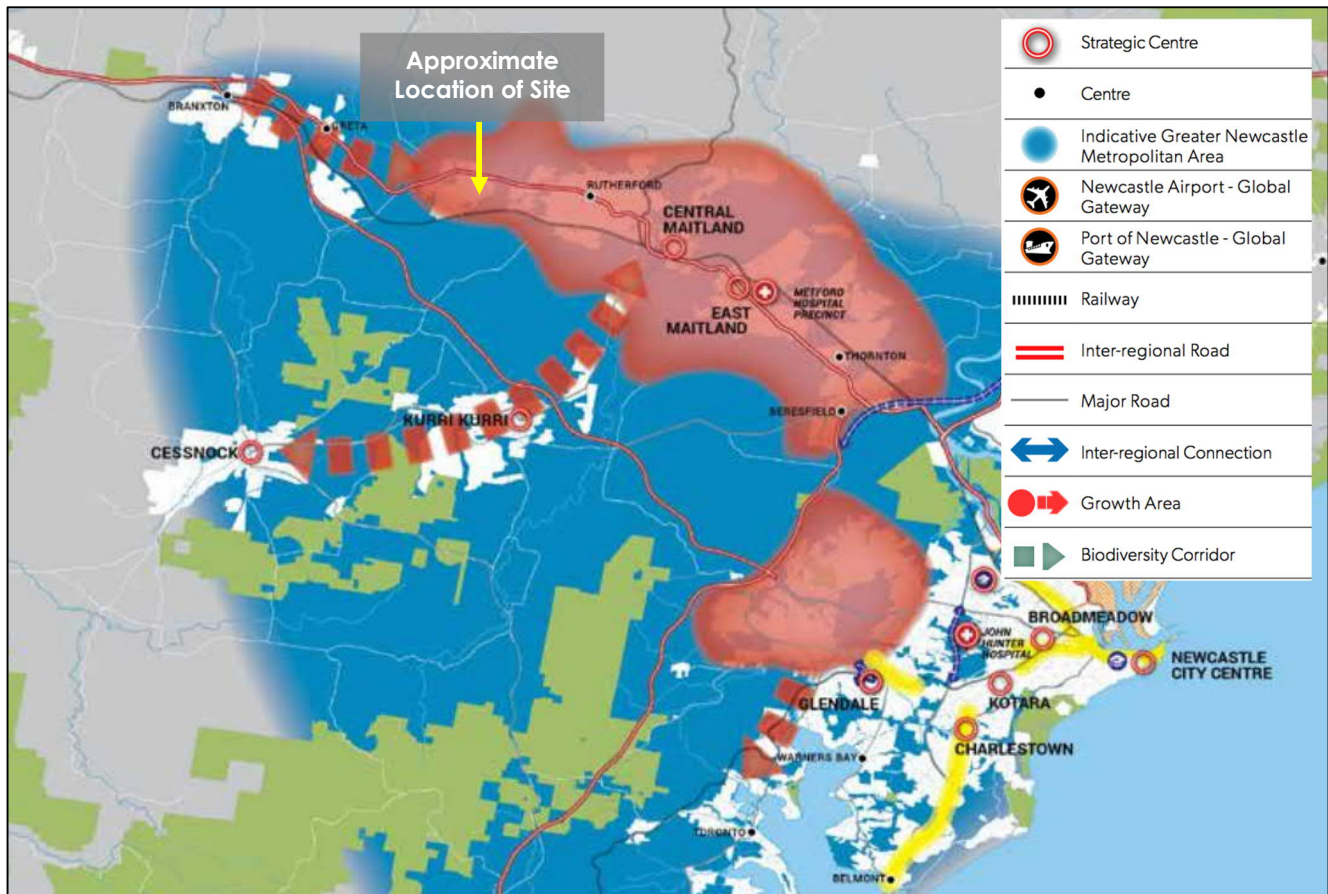


Figure 7 - Regional Strategy (Source: Hunter Regional Plan 2036)

4.3 Local Environmental Plans

4.3.1 Maitland Council LEP 2011

Under the provisions of the Maitland Council LEP 2011 the subject lot is zoned R1 General Residential and RU2 Rural Landscape. However, the signage is located within the part of the land zoned RU2 Rural Landscape zone (refer to Figure 8 below). The RU2 zone objectives are as follows:

- 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 proposal is considered to be consistent with the RU2 zone objectives for the following reasons:

- the proposed signage has been designed to be compatible with the rural landscape character of the area; and
- the development will support the sale of land within the adjacent Lochinvar Urban Release Area; and
- the signage will also support the commercial viability of Aird's of Lochinvar without conflicting with surrounding land uses.

The proposed development can be defined as *signage* and is permissible within the RU2 Rural Landscape zone subject to development consent. The definition of signage is as follows:

...**signage** means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—

- (a) an advertising structure,
 - (b) a building identification sign,
 - (c) a business identification sign,
- but does not include a traffic sign or traffic control facilities.

Sign 1 is defined as a business identification sign while sign 2 is an advertising structure.

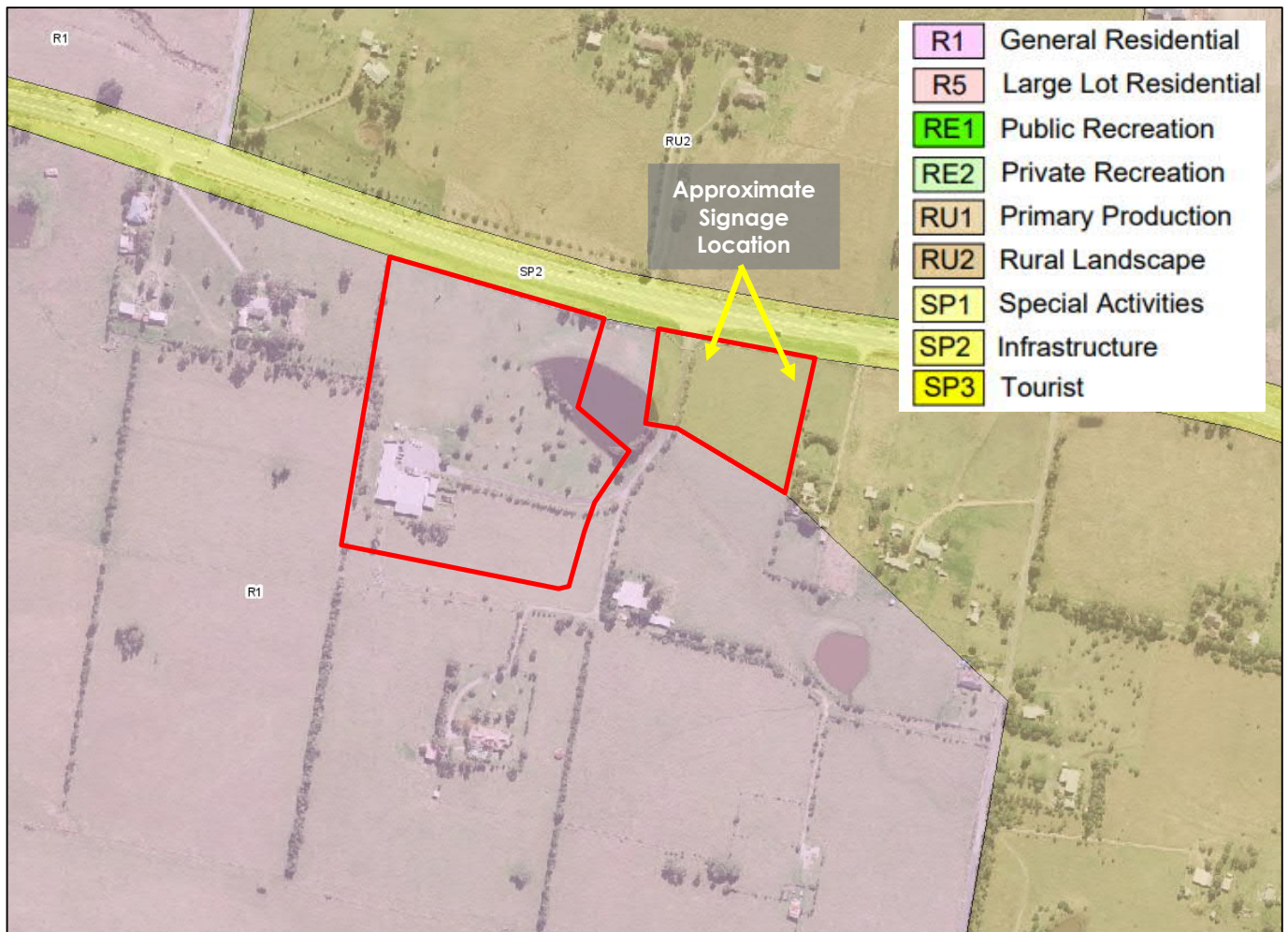


Figure 8 – LEP Map Extract - Land Zoning Map (Source: ePlanning Spatial Viewer; 2021)

Other Relevant Clauses:

Clause 6.1 Arrangements for designated State public infrastructure

The portion of land where the signage is proposed is not located within the Lochinvar Urban Release Area and clause 6.1 is not applicable to the proposed development.

Clause 6.2 Public Utility Infrastructure

A portion of the subject lot is located within the Lochinvar Urban Release Area (URA). However, the proposed signage is not located on land within the Lochinvar URA and therefore this clause is not applicable to the development. Nevertheless, public utility infrastructure essential for the proposed development will be made available when required.

Clause 6.3 Development Control Plan

A portion of the subject lot is located within the Lochinvar Urban Release Area (URA). However, the proposed signage is not located on land within the Lochinvar URA and therefore this clause is not applicable to the development. Nevertheless, the Maitland Development Control Plan 2011 Part F.9 – Lochinvar Urban Release Area was prepared for the URA and provides for the matters specified in clause 6.3(3).

Clause 7.1 Acid Sulfate Soils

The objective of this clause is:

- (1) *The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.*

The subject site is mapped as containing Class 5 Acid Sulfate Soils as illustrated in Figure 9 below. The proposed development does not involve any works and therefore will not likely lower the watertable below 1m Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. No further assessment is required at this time.

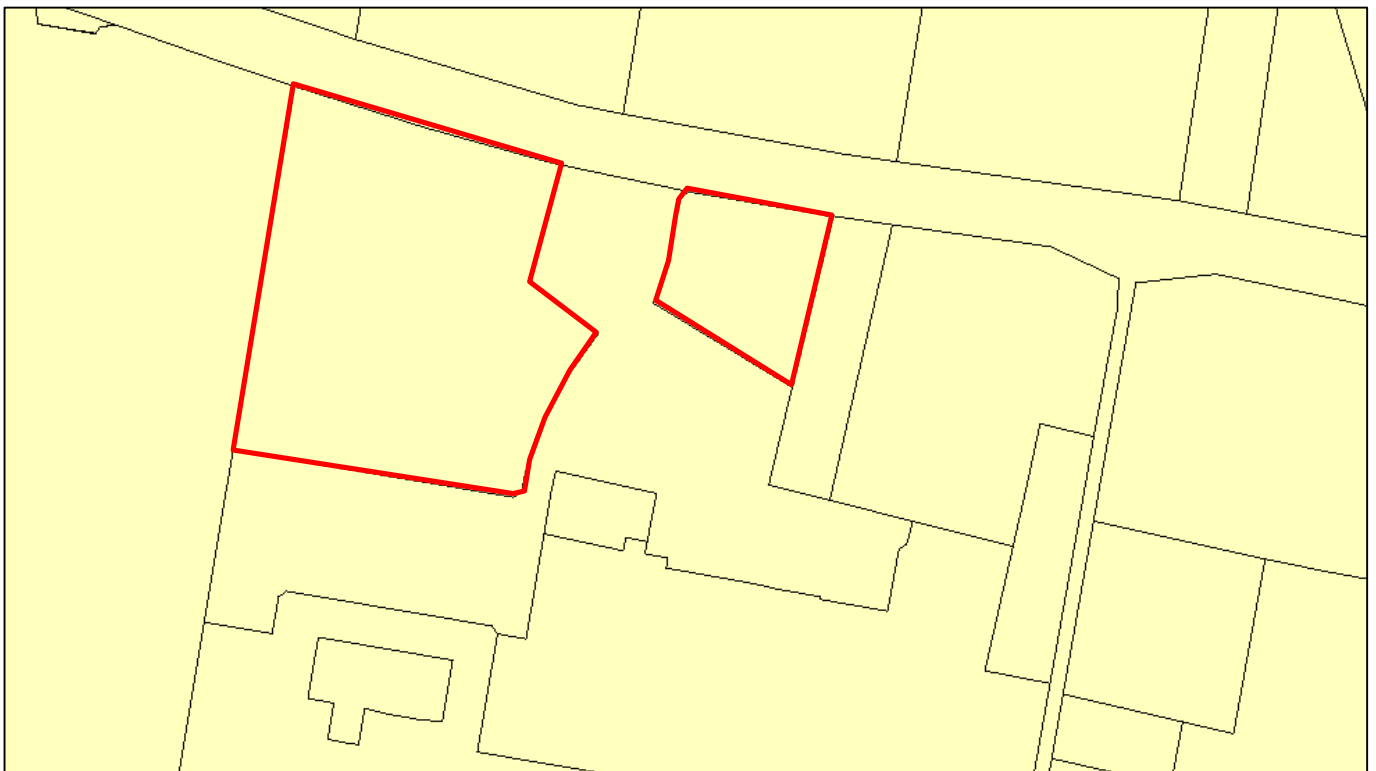


Figure 9 – LEP Map Extract – Acid Sulfate Soils (Source: ePlanning Spatial Viewer)

7.2 Earthworks

The objectives of this clause are as follows:

- (a) *to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,*
- (b) *to allow earthworks of a minor nature without requiring separate development consent.*

Minor earthworks will be required for the proposed signage. The proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

Clause 7.3 Flood Planning

The site is mapped as not being affected by flooding according to the Maitland LEP 2011 Flood Planning Map. No further assessment is required at this time.

4.4 Development Control Plan

4.4.1 Maitland Development Control Plan 2011

Our assessment of the proposal confirms that the proposal generally satisfies Council's relevant development controls as outlined in Table 2 below.

Table 3– Development Control Matrix

DCP Requirement	Comment
Part C: Design Guidelines	
Chapter C.6 - Outdoor Advertising	
1 Introduction	The proposed signage is of good quality, which will be effective in promoting the Aird's of Lochinvar and Lochinvar Ridge estate land sales without adversely impacting on the amenity of the area. The signage is complementary in scale and design to surrounding land uses and rural development.
2 Sign Types	The development proposes a freestanding illuminated sign.
3 Guidelines for Outdoor Advertising Signs	The freestanding signs are located within a rural zone and advertises Airds of Lochinvar and residential lots for sale within Lochinvar Ridge. The proposed signage is simple, clear and concise. The proposed signage will not interfere with lines of sight, signs or the proper functioning of New England Highway.
4 Licensing Strategy, Fee Structure & Enforcement	Noted.

4.5 Water Management Act 2000

Under Part 3 of Chapter 3 a person must obtain a permit for water use approval, water management work approval or activity approval.

No building works are proposed in close proximity to a water course and the integrated approval of the Natural Resources Access Regulator is not required in this instance.

4.6 Rural Fires Act 1997 & Planning for Bushfire Protection

The subject site is not located within a designated bushfire prone area (Figure 10). The application will therefore not require referral to the NSW RFS for concurrence.



Figure 10 - Bushfire Prone Land (Source: ePlanning Spatial Viewer)

4.7 Biodiversity Conservation Act 2016

In accordance with Part 7 of the Biodiversity Conservation Act, the proposal does not require a supporting biodiversity development assessment report because:

- (a) the development is not likely to significantly affect threatened species or ecological communities, or their habitats;
- (b) the development does not trigger any biodiversity offsets schemes; and
- (c) the development is not proposed in a declared area of outstanding biodiversity value.

5 Section 4.15 Assessment

5.1 (a)(i) The provisions of any Environmental Planning Instrument

As outlined in Section 4.0 the proposal has been prepared in light of the relevant environmental planning instruments.

5.2 (a)(iii) The Provisions of any Development Control Plan

The proposal has been prepared having regard for relevant DCP requirements, refer Section 4.0.

5.3 (b) The Likely Impacts of That Development

Environmental Responsibility and Land Capability

The proposed development is not anticipated to have any adverse impact on the locality or have any further impact upon the surrounding natural or built environment as no works are proposed. This area has been released for residential development and the proposed signage is consistent with surrounding development and the desired future character of the area.

Social Impact & Economic Impact

The proposed signage will integrate with surrounding development in the area to facilitate the provision of additional residential zoned lots to meet the needs of future housing in the Lochinvar Urban Release Area.

Heritage

There are no known European heritage items on or near the site.

An Aboriginal Heritage Impact Permit (Number: C0005103) was issued for the subject site on 24 September 2019. The previously identified sites have been updated as destroyed on the AHIMS register.

Infrastructure and On-site Services

The site is capable of being serviced by power, telecommunication, sewer and water. Electricity will be provided to the signage as required.

Transport, Access, Parking and Servicing

The signage is relatively unobtrusive and will not cause confusion, restricted sight lines or disruption for motorists on the New England Highway. The proposed development will have no impact on the local road network or traffic generation.

Amenity

The proposal will not cause any inappropriate impacts for neighbours and is consistent with the amenity of the area. The signage also utilises sympathetic design features to fit in with the character of the area.

5.4 (c) The Suitability of the Site for the Development

The Statement of Environmental Effects has determined that there are no constraints that would restrict the development proposed. The site is therefore suitable for the development proposed.

5.5 (e) Public Interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposal will generate positive social, environmental and economic benefits.

Accordingly, the proposal is considered to be in the public interest.

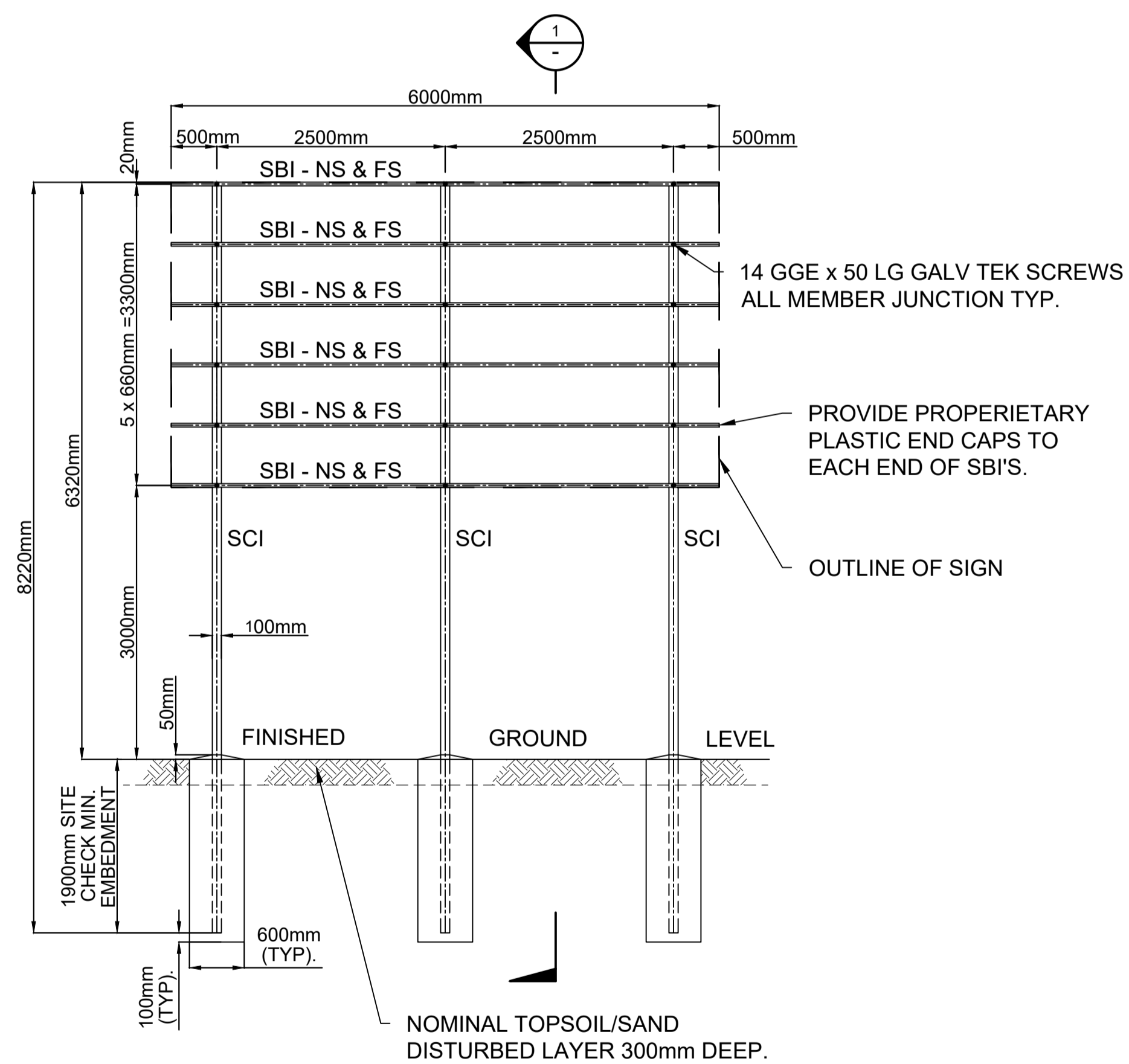
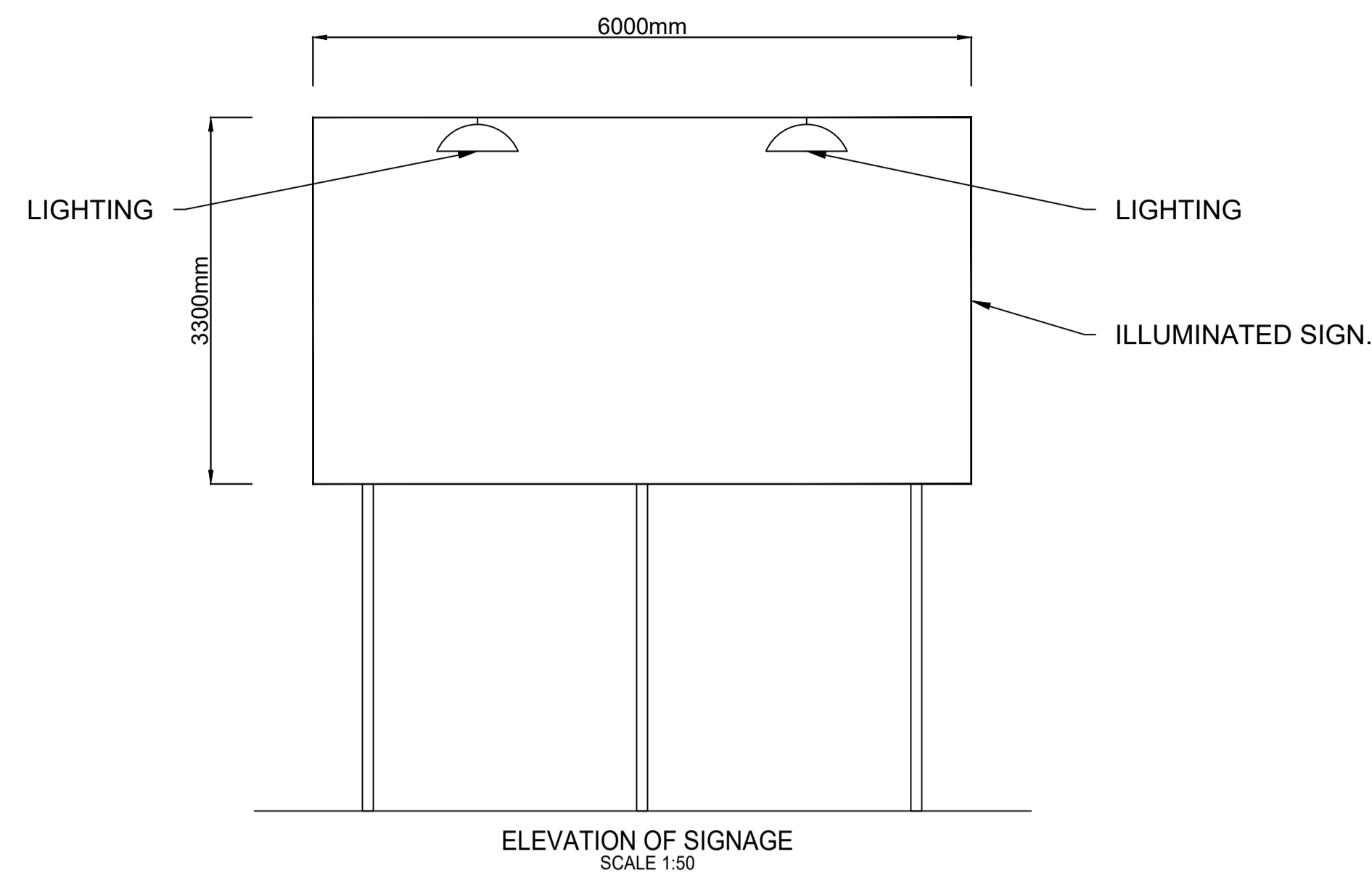
6 Conclusion

The Statement of Environmental Effects has been prepared addressing relevant matters outlined in section 4.15 of the Environmental Planning and Assessment Act, 1979 and satisfies all relevant planning legislative requirements.

Our assessment of the proposal confirms that the signage will assist in facilitating the sale of the approved residential lots with the Lochinvar Ridge Estate and support appropriate advertisement of Aird's of Lochinvar, which is consistent with the strategic vision of the Lochinvar Urban Release Area.

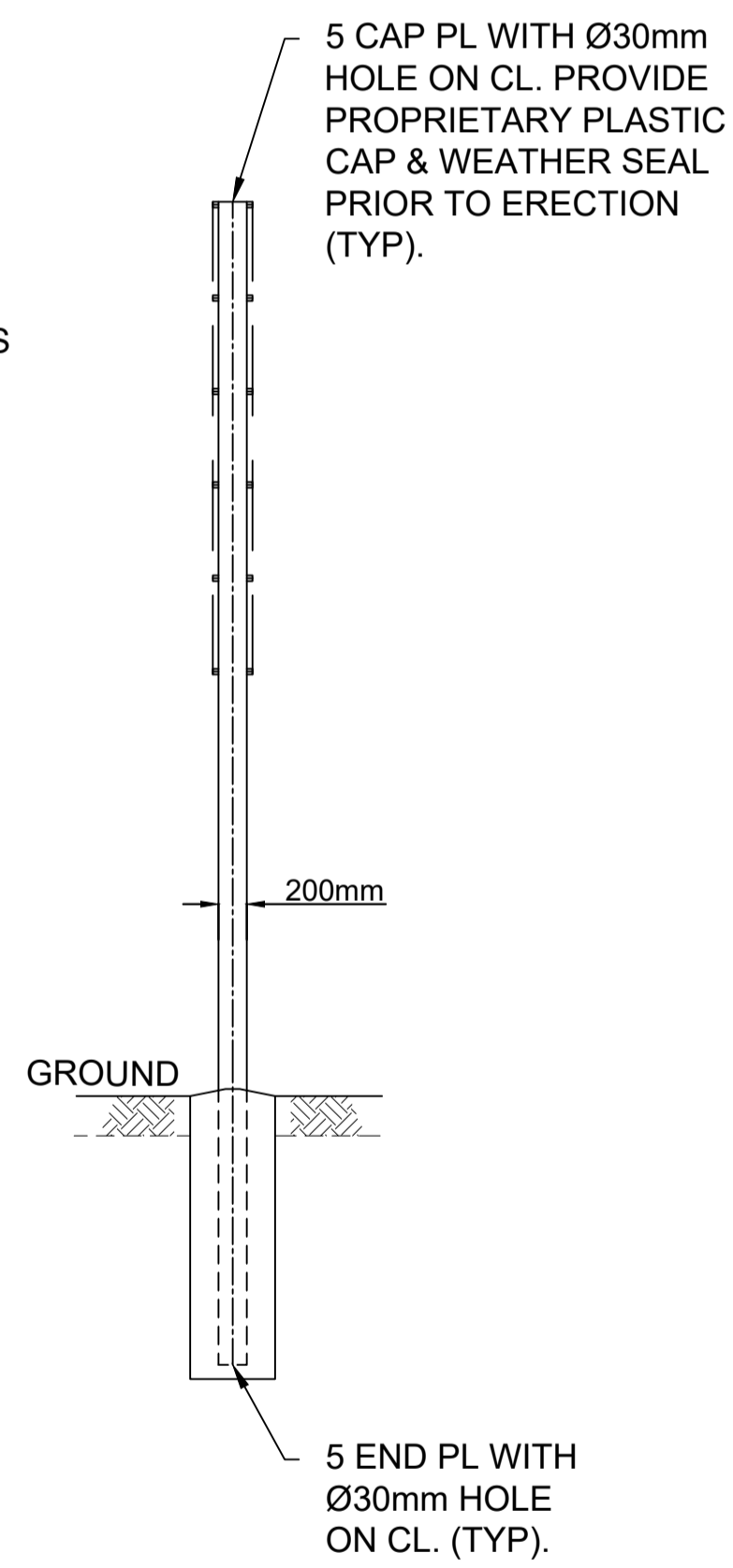
The proposal represents rational, orderly, economic and sustainable use of the land and should therefore be supported.

Appendix A – Proposed Signage Plan



SC1 - 200 x 100 x 5 RHS HOT DIP GALVANISED
 SB1 - 40 x 40 x 4 SHS DURAGAL

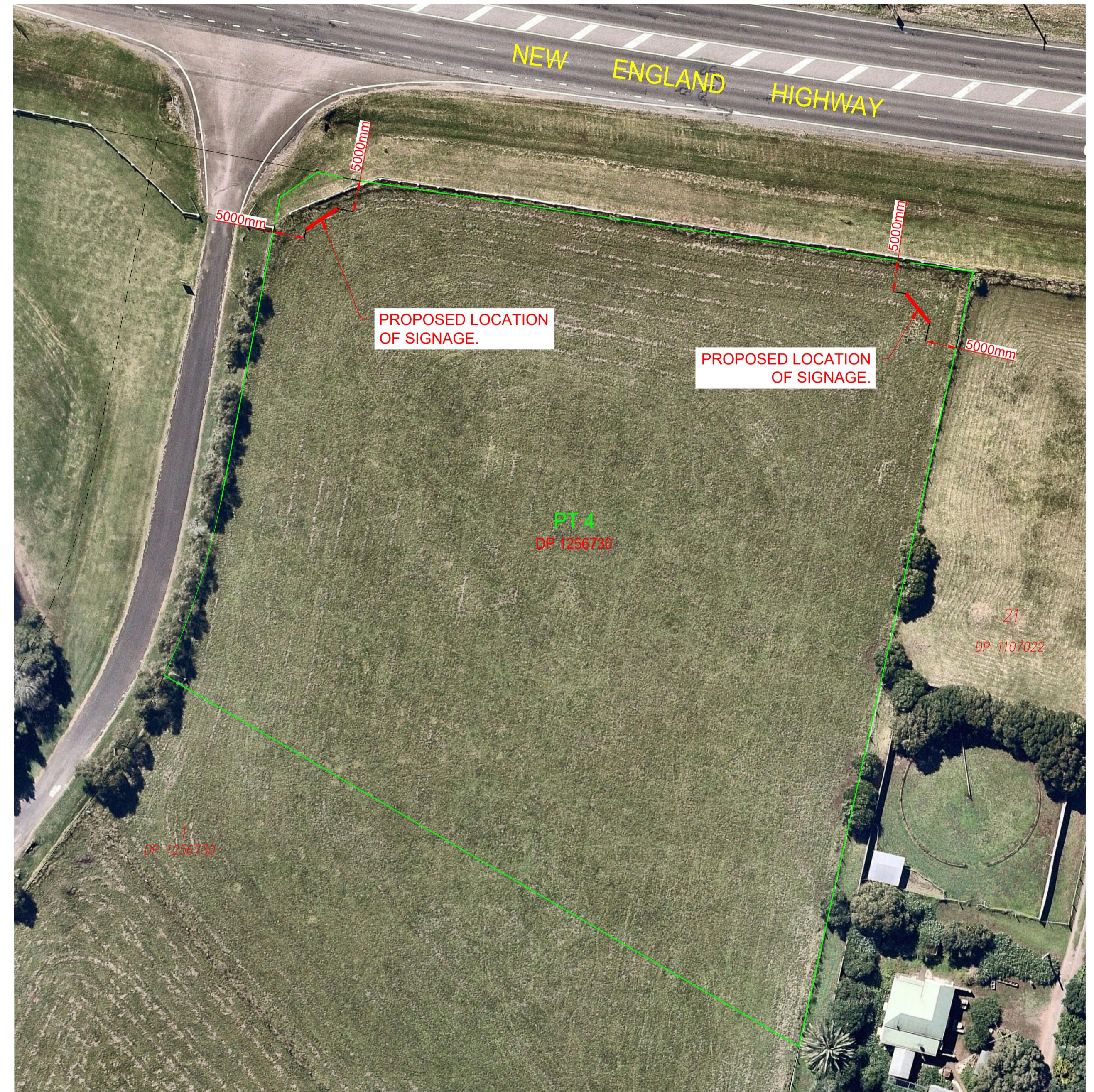
ELEVATION OF SIGNAGE
 SCALE 1:50



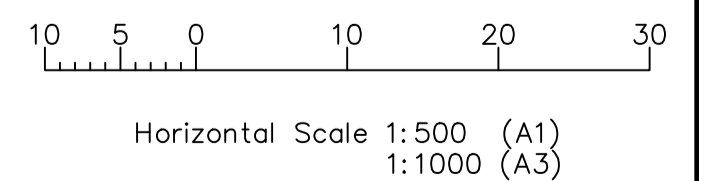
SECTION 1
 1:50 HORIZONTAL
 1:50 VERTICAL

NOTES:

- BORED FOUNDATIONS BEARING INTO 250 kPa DUCS NATURAL RESIDUAL; WEATHERED SANDY TO GRAVELLY CLAYS. IF WEATHERED SANDSTONE IS ENCOUNTERED BEFORE 2000mm DEPTH IS ACHIEVED, SOCKET 500 INOT WEATHERED ROCK (MINIMUM HOLE DPETH REQUIRED IS 1.5m IE (1000mm CLAY SAND + 500mm SOCKET TO WEATHERED ROCK).
- CONCRETE PROPERTIES:
-FOUNDATIONS:N25.
- SIGNAGE IS 6000mm WIDE x 3300 HIGH.



SITE PLAN
 SCALE 1:500



REV	AMENDMENT	ISSUED	DATE
A	INITIAL ISSUE	DJE	XX/04/21



SYDNEY
 P: 02 9659 0005
 CENTRAL COAST
 P: 02 4325 5255
 HUNTER
 P: 02 4966 8388
 ABN: 26 134 067 842
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 mail@brs.com.au

Client:
URBAN LAND & HOUSING PTY LTD

PROPOSED SIGNAGE PLAN FOR PART LOT4 DP 1256730

Designed: --
 Drawn: DKH
 Checked: DJE

Scales: Plan 1:500

Datum: N/A

Plan No.
 ID-----
 File Ref.
 14/46

Sheet No.
 1
 REV.
 A