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5 May 2025

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Development Planner  
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263 High Street  
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Dear Scott,

## **STATEMENT OF ENVIRONMENTAL EFFECTS | 36 SANCTUARY DRIVE LOCHINVAR | SUBDIVISION DEVELOPMENT APPLICATION**

### **1. OVERVIEW**

This Statement of Environmental Effects (SEE) has been prepared by Urbis Ltd on behalf of Lochinvar Ridge Estate Pty Limited to support a development application (DA) for residential subdivision at 36 Sanctuary Drive Lochinvar.

The application seeks development consent for residential subdivision. This SEE includes:

- Identification of site and locality
- Description of the proposed development
- Assessment of the relevant matters listed under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This letter is accompanied by:

- Owner's consent.
- Subdivision Plan prepared by GCA and Urbis.
- Stormwater Servicing Letter prepared by GCA.
- Concept Civil Engineering Plan prepared by GCA.
- Bushfire Threat Assessment prepared by Anderson Environment and Planning (AEP).
- Arboricultural Impact Assessment prepared by AEP.
- Estimated Development Cost (EDC) prepared by Napier and Blakely.

## 2. SITE AND SURROUNDING CONTEXT

### 2.1. LOCALITY

The site is located on Wonnarua Country. The site is located at 36 Sanctuary Drive Lochinvar (refer **Figure 1** below). The site is located within the Lochinvar Urban Release Area (**LURA**).

Lochinvar is a regional town located in the Maitland City Council Local Government Area (**LGA**). Lochinvar is positioned approximately 13 kilometres northwest of Maitland. New England Highway is located approximately 400m north of the site while the Main Northern Railway is located approximately 1.2km to the south.

Figure 1 Site Aerial



Source: Nearmap, 2025

### 2.2. SITE DESCRIPTION

The key characteristics of the site and its surrounding context are detailed in **Table 1** below.

Table 1 Site Description

Country	Description
Country	Wonnarua Country
Legal Description	The legal description for the site is: <ul style="list-style-type: none"> <li>Lot 1 in Deposited Plan 1309170</li> <li>Lot 3 in Deposited Plan 1309170</li> </ul>
Number of existing Lots	The site contains two existing (2) lots (refer <b>Figure 1</b> )
Zoning	R1 General Residential
Site Area	The site is an irregular shape with an area of approximately 11610.96m <sup>2</sup> .
Site Frontage	The site has a 150m northern frontage to Holstein Road, 115m eastern frontage to Sanctuary Drive and 90m western frontage to Charbray Street.
Site Width	The site has a total width of approximately 160m.
Topography	The site is relatively flat.
Vegetation	The site is predominantly grassed however it contains minor vegetation including some trees spread throughout the site, particularly around the single standing dwelling.
Existing Development	A free-standing two storey dwelling with swimming pool are located in the centre of the site (Lot 1 DP 1309170).
Heritage	The site does not contain any heritage items nor is it situated within a heritage conservation area.
Aboriginal Archaeology	The site was previously surveyed as part of investigations to support a prior subdivision application of the broader area, and an Aboriginal Heritage Impact Permit (AHIP) was issued.
Bushfire	The site is mapped as bushfire prone land vegetation category 3 under the Maitland Local Environmental Plan 2011.
Biodiversity	The site is not identified as a biodiversity stewardship site, nor is it classified as high biodiversity value land.

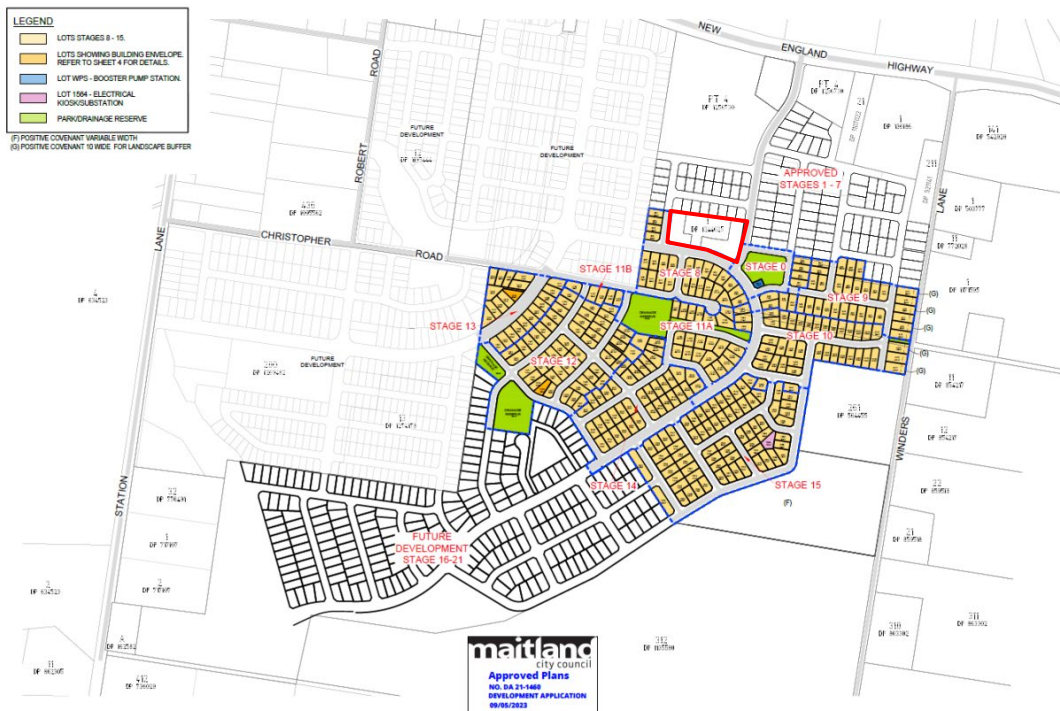
### 3. RELEVANT PROJECT HISTORY

The site is located within the LURA in the Maitland Local Government Area. The surrounding area is undergoing significant change and rapid transition from rural landscape to low density residential development.

Development application DA/2017/1401 (as amended) was approved on 9 April 2019 for a 113 Lot Torrens Title subdivision, which formed part of Stages 1-7 of the Lochinvar Ridge Estate. The site is located adjoining Stage-7 (outlined in red in **Figure 2**) When this application was prepared a detailed subdivision plan was not identified for the subject site, as the existing house and surrounding land were intended to remain occupied by the existing owner.

Development application DA/2021/1460 was approved on 9 May 2023 for the subdivision, local park and 312 Lot Torrens Title subdivision of Stages 8-15 of Lochinvar Ridge. **Figure 2** below shows the subdivision plan.

Figure 2 Subdivision Plan DA2021/1460 (site outlined in red)



Source: Subdivision Plan DA2021/1460 (approved 2023), 2023

## 4. PROPOSED SUBDIVISION

### 4.1. TORRENS TITLE SUBDIVISION

This application seeks approval for the residential subdivision of the site at 36 Sanctuary Drive, Lochinvar into nineteen (19) Torrens Title lots.

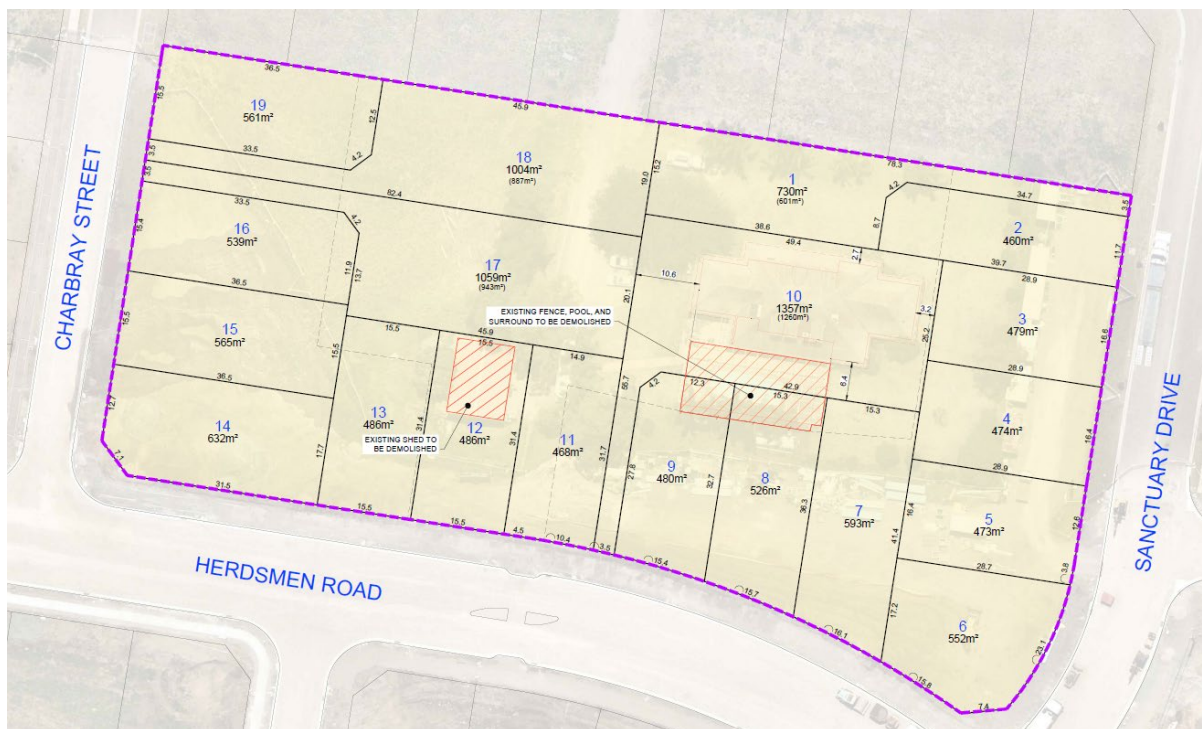
The purpose of the subdivision is to provide for the delivery of more houses adjoining Stage 7 of the Lochinvar Ridge Estate. The proposed subdivision layout is detailed in the Proposed Plan of Subdivision which can be seen in **Figure 3** extract below.

There are physical works proposed with this application which include bulk earthworks and reticulation of services. It is also anticipated that once the subdivision plan is approved and registered, development of houses within the new lots will proceed using the Complying Development Certificate (CDC) pathway, as has occurred in the area immediately surrounding the site.

The EDC of the proposed works is \$1,351,836 (EX GST), refer to the EDC prepared by Napier and Blakely.



Figure 3 Proposed Plan of Subdivision



Source: GCA

**Table 2** provides identifies the size of each lot proposed as part of the subdivision.

Table 2 Proposed Subdivision Summary

Lot/Name	Site Areas	Lot/Name	Site Areas	Lot/Name	Site Areas
Lot 1	730m <sup>2</sup>	Lot 9	480m <sup>2</sup>	Lot 17	1059m <sup>2</sup>
Lot 2	460m <sup>2</sup>	Lot 10	1357m <sup>2</sup>	Lot 18	1004m <sup>2</sup>
Lot 3	479m <sup>2</sup>	Lot 11	468m <sup>2</sup>	Lot 19	561m <sup>2</sup>
Lot 4	474m <sup>2</sup>	Lot 12	486m <sup>2</sup>		
Lot 5	473m <sup>2</sup>	Lot 13	486m <sup>2</sup>		
Lot 6	552m <sup>2</sup>	Lot 14	632m <sup>2</sup>		
Lot 7	593m <sup>2</sup>	Lot 15	565m <sup>2</sup>		
Lot 8	526m <sup>2</sup>	Lot 16	539m <sup>2</sup>		

## 5. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act.

### 5.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The EP&A Act is the overarching legislative framework for land use planning in New South Wales. Relevant sections in the EP&A Act and the considerations for development assessment are discussed in this section.

#### 5.1.1. Integrated Development

Section 4.46 of the EP&A Act identifies integrated developments which require approvals from other agencies, along with development consent to undertake the works. This development application will require integrated development approvals under the following acts:

##### **Rural Fires Act 1997**

Residential subdivision on bushfire prone land requires authorisation and a bushfire safety authority (BSA) from the NSW Rural Fire Service under section 100B of the *Rural Fires Act 1997*. This application is supported by a Bushfire Assessment Report prepared by AEP, refer Appendix M.

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments, including:

#### 5.1.2. State Environmental Planning Policies

##### **State Environmental Planning Policy (Resilience and Hazards) 2021**

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)* provides a State-wide approach to the remediation of contaminated land for the purpose of reducing the risk of harm to human health.)

Under clause 4.6 and 4.7 of the Resilience and Hazards SEPP before determining a development application a consent authority is required to consider whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

Coffey Services Pty Ltd prepared Phase 1 and 2 Contamination Assessments (the Report) to support DA/2017/140 to identify any potential contamination on the site. The report was found the site is suitable for residential development subject to the following recommendations:

- *'The farm waste inside the shed in former Lot 32 is removed and the surface soils inside the shed observed. If evidence of potential contamination is identified (such as stained or odorous soils), an environmental consultant should be contacted to collect additional surface soil samples.'*
- *'A Construction Environmental Management Plan (CEMP) is implemented, prior to earthworks commencing, in order to appropriately manage the on-site and off-site disposal of soil, sediment and water.' The CEMP will also be required to manage anthropogenic materials observed across the site.'*

The findings of this previous investigation concluded that the site could be suitable for the proposed development. No further environmental investigations are therefore required to support the current proposal.

### 5.1.3. Maitland Local Environmental Plan 2011

*Maitland Local Environmental Plan 2011* (MLEP 2011) is the primary environmental planning instrument applying to the site and the proposed development.

The site is zoned R1 General Residential in accordance with the MLEP 2011. The proposed development is consistent with the zone objectives as outlined below:

- *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 proposed subdivision application aligns with the zone's objectives by creating new lots for future residential dwellings that will accommodate the housing needs of the area. Additionally, the subdivision will contribute to the strategic goal and vision of the LURA fostering a vibrant and functional urban environment that will attract future residents and contributes to the area's economic and social vitality.

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 2 LEP Compliance Table

Item	Planning Control	Comment
Land Use Zoning	R1 General Residential	Complies
Clause 2.6 Subdivision – consent requirements	Land to which this Plan applies may be subdivided, but only with development consent.  Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.	Development consent for subdivision is sought by this DA, in accordance with the requirements of this clause.  No secondary dwelling is currently or proposed to be located on the site.
Clause 4.1 Minimum subdivision lot size	The site has a minimum lot size of 450sqm.	All proposed lots are 450sqm or greater and comply with this clause.
Clause 4.1AA Minimum subdivision lot size for community title schemes	Clause does not apply to the site.	N/A

Item	Planning Control	Comment
Clause 4.1A Exceptions to minimum lot sizes in Zone R1 subdivision lot size	Clause does not apply to the site.	N/A
Clause 4.3 Height of Buildings	The site is not subject to a maximum building height.	N/A. The proposal doesn't include residential development.
Clause 4.4 Floor space ratio	The site is not subject to a floor space ratio.	N/A. The proposal doesn't include residential development.
Clause 5.10 Heritage conservation	The site is not within or near a Heritage Conservation Area (HCA) and is not listed as an item of heritage significance.	N/A
Clause 5.21 Flood planning	The site is not mapped as flood prone land under the MLEP 2011.	N/A
Part 6 Urban release areas	The subject site is mapped in the Lochinvar Urban Release Area and the provision of this part apply.	The proposed subdivision will occur within an area that has already been developed, with access to all necessary services and infrastructure. The proposed lots will therefore utilise the existing and approved infrastructure available in the area.  Yes.
Clause 6.2 – Public utility infrastructure	Clause 6.2 requires public utility infrastructure to be available, or that adequate arrangements have been made to make that infrastructure available prior to development consent being granted for development on land within an urban release area. Reticulated water, sewer services and electrical reticulation can be made available to the proposed development, as demonstrated by the approval of adjoining development in Stage 8 and Stage 9. It is considered adequate arrangements have been or will be made for the provision of all services to all residential lots within the subdivision and the proposal addresses the provisions of Clause 6.2.	
Clause 6.3 – Development control plan	This Site is in Stage 1 of the Lochinvar Urban Release Area and is subject to specific controls in the Maitland Development Control Plan 2011 Part F.9 Lochinvar Urban Release Area.  The development application will be submitted with an assessment demonstrating that the proposed subdivision is consistent with the provisions of the DCP.	Yes, refer assessment against Lochinvar Urban Release Area DCP below.



Based on the above, it is considered that the proposal complies with the relevant provisions within the MLEP 2011.

## 5.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

## 5.3. DEVELOPMENT CONTROL PLAN

*Maitland Development Control Plan 2011 (DCP)* provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below.

Table 3 DCP Compliance Table

Controls	Proposal	Complies
<b>Part B Environmental Guidelines</b>		
<b>B.5 – Tree and Vegetation Management</b>		
1.1 Consent from Council is required prior to clearing or pruning trees greater than 3m in height, or with a Diameter at Breast Height (DBH measured at 1.3m above ground level) less than 100mm; or	<p>AEP undertook an Arboricultural Impact Assessment of 37 trees within the site.</p> <p>All trees assessed within the site are native species. The condition of the assessed trees includes:</p> <ul style="list-style-type: none"> <li>Three (3) in poor or dead condition</li> <li>Two (2) in fair condition</li> <li>32 in good condition.</li> </ul> <p>All 37 trees will be directly impacted by the proposed development due to encroachments into their Structural Root Zones (SRZ) or significant encroachment into their Tree Protection Zones (TPZ) exceeding 10%. These impacts result from the proposed civil works, including cut and fill earthworks, the installation of underground infrastructure such as sewer and water lines, and the construction of retaining walls.</p> <p>The report recommends suitable species to replace the removed trees to restore canopy cover, contribute to environmental resilience, and support the overall character of the new development. A list of replacement tree species has been provided to be used in future landscaping and street design.</p>	Yes
<b>Part C – Design Guidelines</b>		

Controls	Proposal	Complies
<b>C.8 – Residential Design</b>		
<b>3. Development Incorporating Existing Dwellings</b> 2.1 Where an existing dwelling is to be retained and incorporated into a residential redevelopment project, this dwelling is to be treated as if it were a new dwelling in the same redevelopment project and should meet all performance criteria and design controls specified in this chapter.	The proposed development includes the retention of the existing dwelling and subdivision of the land around it. Relevant criteria within Section C.8 have been reproduced below and an assessment provided.	
<b>5. Street Building Setbacks</b>		
5.1 The minimum setback from the principal street frontage to the building line in an urban residential zone is 4.5 metres.	The setback will be 6.4m.	Yes
5.2 The minimum setback from the principal street frontage to articulation or entry features (ie. portico) in an urban residential zone is 3.0 metres and must not be more than 25% of the width of the front facade of the building and must not be more than the maximum height of the building. Note that articulation elements do not constitute the 'building line'.	The existing dwelling does not have a street frontage.	N/A.
5.5 Where the shape of the allotment located within an urban residential zone is irregular due to the geometry of the street boundary, the setback from the front property boundary to the building line shall be a minimum of 3.0 metres but averaging 4.5 metres over the length of the building addressing those street boundaries.	The existing dwelling does not have a street frontage.	
5.6 Garages, carports, sheds and outbuildings are to be setback a minimum of 6metres from a boundary adjoining a road and a minimum 1 metre behind the building line to the principal street frontage. Note: for sheds and other structures that do not address a street frontage and are not being	An existing fence and shed in front of the existing dwelling are to be demolished.	Yes.

Controls	Proposal	Complies
used for vehicular access or storage, standard setbacks apply.		
<b>6. Side and Rear Setbacks</b>		
6.1 Minimum side and rear setbacks for residential buildings, including detached outbuildings such as garages, sheds or carports, in urban zones shall be in accordance with Figure 10 and described as follows: a. 0.9m for walls up to 3.0m in height (to underside of eaves); b. 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m; c. For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m.	The existing setbacks exceed the minimum requirements for side and rear setbacks.  The eastern setback is 3.2m, the rear setback is 2.7m, and the western setback is 10.7m.	Yes.
<b>7. Site Coverage and Unbuilt Areas</b>		
7.1 Site coverage shall satisfy the requirements detailed in Table 3 - Site Coverage and Unbuilt Areas.	For a dwelling house the maximum ground floor site coverage is 60%.	Yes.
7.2 Development shall have site coverage appropriate for the site's capability and form of development and site coverage shall be consistent with the desired future density for the locality.		
<b>8. Building Height, Bulk and Scale</b>		
8.1 Maximum building height shall be in accordance with Table 4.	The applicable building height is 8.5m. The existing house complies with this.	Yes.
<b>15. Driveway Access and Carparking</b>		
15.1 Driveways shall be located no closer than 900mm from any side boundary for the full depth of the building line. This 900mm offset shall be provided with landscaping of suitable scale to ensure that sight lines along the public footpath and the roadway are not obstructed.	The proposed lot that will contain the existing house has a 3.5m battleaxe driveway which is not adjacent to the dwelling.	Yes

Controls	Proposal	Complies
15.11 On sites identified as Bushfire Prone Land under the Bush Fire Prone Land Maps endorsed by the New South Wales Rural Fire Service, access shall comply with the requirements of the document "Planning for Bushfire Protection 2006" (Planning NSW and Rural Fire Service).	The bushfire threat assessment concludes that the access arrangements for the subdivision comply with PBP.	Yes.
<u>Car Parking</u> 15.14 A minimum of one (1) off-street parking space should be provided for each dwelling as a covered space in the form of either a garage, carport or within a secured basement parking area. The parking space(s) should be convenient and accessible to the dwelling which it services.	The existing dwelling provides a car parking space in accordance with these requirements.	Yes.
<b>C.10 – Subdivision</b>		
<b>Flooding</b> EC.3.2 All new residential lots are to be wholly above Council's adopted flood standard (the 1% AEP or 1 in 100 flood event). Parts of the lot may be permitted below the adopted flood standard, where lot sizes have been increased to provide sufficient flood free area for erection of a dwelling and associated structures.	Not applicable. The proposed development is for the subdivision of land only.	N/A
<b>Bushfire Prone Land</b> EC.3.5 The development must comply with the NSW Planning for Bushfire Protection Guidelines.	<p>The Bushfire Threat Assessment Report prepared by AEP assesses the bushfire threat on the subject site and recommends management measures to minimize the adverse risk of bushfire.</p> <p>The grassland to the south of the proposed subdivision footprint is the main source of bushfire threat to the development. However it should be noted that this area is a part of an approved DA residential subdivision development and bushfire risk will be reduced as this occurs.</p> <p>The proposed access and egress arrangements are appropriate and no issues have been identified with evacuation, safe haven zones, or firefighting logistics.</p>	Yes. The proposed protection measures, principally APZs and determination of relevant construction standards, comply with the relevant requirements of Planning for Bushfire Protection and AS-3959 and allow for compliant subdivision to occur as per the proposed subdivision plan.

Controls	Proposal	Complies
	<p>The existing road network surrounding the proposed residential development including Herdsmen Road, Sanctuary Drive and Charbray Street provide a minimum carriageway width of 8m and provide separation between the proposed lots and adjacent grassland hazard vegetation to the south. This will allow for access and firefighting activities in the event of a bushfire emergency.</p> <p>All required APZs utilise the road network that bounds the site to the west, south and east. The provision of these APZs provide for each lot to provide a building footprint in BAL 29 or lower.</p> <p>The report includes the following recommendations to ensure compliance with PBP 2019:</p> <ul style="list-style-type: none"> <li>▪ The site and all APZs should be implemented and maintained in perpetuity to Inner Protection Area (IPA) standards in accordance with Appendix 4 of PBP 2019.</li> <li>▪ All new lots are to be connected to a reliable water supply with suitable fire hydrants installed according to AS 2419.1:2021. Hydrant spacing, sizing and pressure shall comply with AS 2419.1:2021 and section 5.3.3 of PBP 2019.</li> <li>▪ Electricity and Gas utilities are to be designed to comply and should be installed in line with Australian Standards and in accordance with Table 5.3c of PBP 2019.</li> <li>▪ A Bushfire Emergency Management and Evacuation Plan should be prepared in accordance with RFS' guidelines Development Planning – A guide to developing a bushfire emergency management and evacuation plan, December 2014.</li> </ul>	
<b>DC.1 Lot Size and Dimensions</b>		
<p><b>General Requirements</b></p> <p>Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent.</p>	<p>The proposed lot sizes are suitable for future residential development.</p>	<p>Yes.</p>



Controls	Proposal	Complies
Lots should be rectangular in shape. Where irregular shall accommodate the minimum building envelope and setback requirements.	The majority of the proposed lots (15) are rectangular in shape. Four (4) of the proposed lots propose a battle axe handle arrangement, which is required to accommodate the retention of the existing dwelling within the centre of the site.	Yes.
Minimum lot frontage of 12.5m at the road frontage for rectangular lots.	The majority of the proposed lots (15) provide a minimum lot frontage of 12m. Four of the lots provide access via a battle handle arrangement which is required in order to accommodate development around the existing dwelling. The battle axe handle access points serve larger lots of sizes 740sqm; 987sqm, 1050sqm and 1583sqm (the site of the existing dwelling). The access points have been strategically located to avoid vehicular access conflicts.	Yes.
<b>Residential Lot Design</b> DC.1.1 Provide a range of lot sizes to suit a variety of dwelling and household types. No more than 40% of the lot frontages within each street block may have the same lot width type.	The proposed development includes a range of lots sizes, predominantly between 450sqm – 600sqm. The battle axe lots are larger at 740sqm; 987sqm, 1050sqm and 1583sqm.  The lot frontages also vary and on each side of the site no more than 40% of the lot frontages are the same width.	Yes.
DC.1.2 Provide a subdivision structure plan which reflects the site's opportunities and constraints.	The site is a residue piece of land within a broader planned framework of residential subdivision. The proposed subdivision plan has therefore been organised to tie into the existing structure plan including road network.	Yes.
DC.1.3 Provide a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes.	As noted above, the proposed represents an infill piece of subdivision within a pre-existing residential framework. The proposed arrangement of the lots represents a logical response to the site context and optimises the potential of the site to provide future housing with access to walking and cycling opportunities.	Yes.
<b>DC.2 Solar Access and Energy Efficiency</b>		
	The subdivision layout providing allotments which have good solar access and therefore optimising the design performance of energy smart homes.	Yes.
<b>Part F – Urban Release Areas</b>		
<b>F.9 – Lochinvar Urban Release Area – Christopher Road Precinct</b>		
<b>1.2 Transport and Movement</b>	The proposed lots will be integrated into the existing and developing road network pattern. This has been designed to providing access to	Yes.

Controls	Proposal	Complies
	the nearby services, schools and recreational areas. Walking paths and cycling routes are also integrated into the broader subdivision layout. The site will not impact on the delivery of these routes and networks.	
<b>1.5 Stormwater and Water Quality Management</b>	<p>A Stormwater Management Plan and Letter has been prepared to accompany this DA which outline the future civil arrangements for the site. Stormwater connection pints will be provided for all proposed lots to ensure that the proposed do not have detrimental impacts on the surrounding environment and network.</p> <p>Additionally, the site has already been included as “developed” for the purpose of sizing the downstream receiving water quality and stormwater detention infrastructure under DA/2021/1460.</p>	Yes.

Based on the above, it is considered that the proposal predominantly complies with the relevant provision of the DCP. Where there are non-compliances, these are minor and have been justified in the table above.

## 5.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

## 5.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.

## 5.6. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** The proposal is minor and is for residential subdivision only. With no physical works proposed. The proposal is not anticipated to give rise to any negative impacts on the natural environment.
- **Built Environment:** The proposal is for the residential subdivision only and does not propose any physical works. There will be no impacts on the built environment.
- **Social and economic:** The proposal will have a positive social and economic impact, facilitating the future development of housing within the LURA.

## 5.7. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed residential subdivision as it will provide additional residential lots to cater for future housing consistent with the strategic direction for the LURA. The proposed subdivision is consistent with relevant state and local statutory planning policies and complies with the relevant objectives and controls.

## 5.8. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

## 5.9. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposed subdivision is consistent with relevant state and local statutory planning policies and complies with the relevant objectives and controls.
- No adverse environmental, social or economic impacts will result from the proposal.
- The proposal will contribute significantly to the economic viability of the site and provide opportunities for future residential dwellings to be developed on the site.

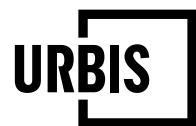
## 6. CONCLUSION

The proposed residential subdivision has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality as summarised below:

- **The proposal satisfies the applicable planning controls and policies:** the proposal satisfies the objectives of all relevant planning controls and results in a high-level compliance with applicable policies.
- **The proposal will not result in any adverse environmental impacts:** it has been demonstrated that the proposed subdivision will not involve any adverse environmental impacts.
- **The proposal will result in positive social and economic impacts:** the proposed subdivision will contribute to the future housing needs of LURA.
- **The proposal is highly suitable for the site:** The proposal is permitted within R1 General Residential and is consistent with the zone objectives.

Kind regards,

A handwritten signature in black ink, appearing to read "R. Hebble".



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