

STATEMENT OF ENVIRONMENTAL EFFECTS

MULTI-LEVEL FLOOD MOUND FOR STOCK REFUGE

**166 SCOTCH CREEK ROAD, MILLERS FOREST NSW 2324
LOT 167 DP827601**

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EXECUTIVE SUMMARY

Perception Planning has been engaged by Elizabeth Smith and Stephen Allars (the client) to prepare a Statement of Environmental Effects (SEE) for the construction of a multi-level stock refuge flood mound (the development) at 166 Scotch Creek Road, Millers Forest, NSW 2324 (Lot 167 DP827601) (the site).

The site is located within Millers Forest, in the Maitland Local Government Area (LGA). The site is currently comprised of one lot, with a single dwelling and ancillary structures on the site.

Development consent is specifically sought for the construction of a multi-level stock refuge flood mound, which will provide a raised area for farm animals and associated farm machinery to evacuate in the event of a flood. The proposal also includes associated bulk earthworks and drainage works.

The key reasons why the proposed development should be considered acceptable include:

- The proposal is permitted with consent in the land use zone and is consistent with relevant zone objectives.
- The proposal complies with the specific design requirements for rural development works, where applicable.
- The proposal will result in no negative social and economic impacts.
- There are no significant issues or impacts arising from the proposal.

The proposal has been assessed against the relevant statutory planning framework to identify and address the key planning requirements and site constraints. These issues have been addressed throughout the SEE to ensure potential environmental issues have been suitably managed or mitigated where possible to allow the proposed development to be approved by the Consent Authority.

TERMS & ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
ASS	Acid Sulphate Soils
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
FFL	Finished Floor Level
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by	Reference
1	DCP Compliance Assessment	Perception Planning	Ref: J003670 Dated: 26/06/2025
2	Flood Mound Design	DRB	Ref: 232869 Dated: 06/02/2025
3	Flood Impact and Risk Assessment	Torrent Consulting	Ref: L.T2397.003 Dated: 14/05/2025
4	Flood Mound Site Plan	Perception Planning	Ref: J003670 Dated:
5	Cost Estimate Report	Perception Planning	Ref: J003670 Dated:
6	Waste Management Plan	Perception Planning	Ref: J003670 Dated:
7	AHIMS Search Result	NSW Environment and Heritage	Ref: J003670 Dated: 10/01/2025
8	Hunter Water Stamped Plans	Hunter Water Corporation	Ref: 163887 Dated: N/A

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1.0 INTRODUCTION

Perception Planning has been engaged by Elizabeth Smith and Stephen Allars (the client) to prepare a Statement of Environmental Effects (SEE) for the construction of a multi-level stock refuge flood mound (the development) at 166 Scotch Creek Road, Millers Forest, NSW 2324 (Lot 167 DP827601) (the site).

This SEE has been prepared in coordination with the client and other sub-consultants to demonstrate the relevant matters associated with the proposed development. The SEE examines the existing site location and conditions, how the proposed relates to the location and the environment, and the planning merits of the proposal with respect to the relevant legislation, policies and related requirements.

The site is located within Millers Forest, of the Maitland LGA. The site is zoned RU1 Primary Production, under the Maitland Local Environmental Plan (LEP) 2011, and the proposal is permitted with consent of the Council.

The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

1.1 PURPOSE OF THE STATEMENT

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure and Environment (now DPIE) guide to the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) (s4.15).

The objectives of this SEE area as follows:

- To provide a description of the site and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPIs);
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	166 Scotch Creek Road, Millers Forest NSW 2324
Lot and DP	Lot 167 DP827601
Local Government Area	Maitland City Council
Current Use	Dwelling house, associated ancillary structures, and extensive agriculture
Zoning	RU1 Primary Production
Size	8.24ha (per DP)
Site Constraints	<ul style="list-style-type: none">• Bushfire Prone Land – Vegetation Category 3• Minimum Lot Size – 40ha• Acid Sulfate Soils – Class 3• Biodiversity Values Map – Mapped Land• Flood prone land
Owner	Owner's consent has been provided on the Application Form for the DA.
DP and 88B Instrument	The site does not have any restrictions preventing the proposed development from occurring on the Title or 88B Instrument.

1.3 SITE DESCRIPTION

The site particulars are detailed in the table above with the site constraints reviewed against the Maitland Local Environmental Plan (LEP) 2011. The site is located within Millers Forest, of the Maitland LGA, and currently consists of a single dwelling, with associated ancillary structures, including garages and sheds. An agricultural land use currently consists of most of the subject lot, shown overleaf at **FIGURE 1**.

The site overall is clear of vegetation, owing to the extensive agriculture undertaken on the site currently. The western side of the site is mapped as Biodiversity Values land. This relates to the riparian vegetation around Scotch Creek. The site has a frontage to Scotch Creek Road of approximately 193.98m. The existing dwelling on the site is set back approximately 23m from the Scotch Creek Road lot boundary. It should be noted that the property has a secondary frontage along Martins Wharf Road of 194.41m.

Development in the surrounding area is generally classified as rural and agricultural. Properties are large in size and typically rectangular. Common activities include horse agistment and training, as well as the keeping of other animals.

The site is connected to, water, electricity and communications. Sewage is currently managed via onsite methods.



Figure 1: Locality Plan (Nearmaps, 2024)

1.4 CURRENT USE AND SITE HISTORY

A review of the Maitland City Council online DA tracker did not identify any previous applications on the tracker. There are no known compliance orders or Council actions relevant to the site.

2.0 THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

Development consent is sought for the construction of a two-level flood mound for stock refuge on the western side of the site. The mound aims to provide a space for 6-10 horses and 6-10 cattle at any given time. The space will ensure there is reasonable amounts of space for the animals to roam and be exercised while floodwaters are high, ensuring the animals are kept in good condition.

The location of the mound directly adjoins the existing dwelling on-site and aims to concentrate the developed form of the site in one location. The mound location also ensures interference with the agricultural use of the site will not occur, rather will support the use through providing a flood refuge for the animals on the site, and any future expansion in animals on the site. The location adjacent to the existing dwelling also ensures reasonably quick access to the mound in the event of a flood from the dwelling.

The proposed development consists of two levels, with the following levels and areas:

- Lower level mound: 810m² at 3m AHD
- Upper level mound: 1,655m² at 5m AHD

It should be noted that the transition area is approximately 256m², with a slope of 21.5% generally, while tapering at each end at 12.5%. A Site Plan has been provided at **APPENDIX 4**, with further design details provided at **APPENDIX 2**. **FIGURE 2** provides a visual overview of the proposed development.



Figure 2: Site plan of proposed flood mound (source: Perception Planning, 2025)

3.0 PLANNING FRAMEWORK

Section 4.15(1) of the EP&A Act outlines the matters for consideration when determining a Development Application. The following section will address the matters of consideration listed under Section (1)(a).

3.1 ACTS

All Acts have been reviewed, with the following considered relevant to the proposed development.

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning & Assessment Act 1979* (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a development application. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this Statement below.

- ***Section 4.14 Consultation and development consent – certain bush fire prone land***

This section stipulates that development consent cannot be granted for the carrying out of any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the development aligns with *Planning for Bush Fire Protection 2019* (PBP 2019). No habitable structures are proposed within this application, and as such no further consideration is required.

- ***Section 4.46 What is integrated development?***

Integrated development is development (not being State significant development or complying development) that, for it to be carried out, requires development consent and one or more of the approvals listed within **TABLE 1** below. The proposed development is not integrated development under s4.46 of the Act.

Table 1: Integrated development

Integrated development	Section	Assessment
Fisheries Management Act 1994	s 144 s 201 s 205 s 219	N/A
Heritage Act 1977	s 58	N/A
Coal Mine Subsidence Compensation Act 2017	s 22	N/A
Mining Act 1992	s 63, 64	N/A

National Parks & Wildlife Act 1974	s 90	N/A – The site is not identified as a heritage item, nor within a heritage conservation area. An AHIMS search, contained in ATTACHMENT 7 , was conducted on 10/01/2025. The search did not identify any Aboriginal sites or places within a 50m buffer of the site. Given the disturbed nature of the locality is unlikely that the development would uncover any Aboriginal artifacts or relics. In the event that an item is unearthed, all works are to cease, and the appropriate authority notified.
Petroleum (Onshore) Act 1991	s 16	N/A
Protection of the Environment Operations Act 1997	ss 43(a), 47, 55 ss 43(b), 48, 55 ss 43(d), 55, 122	N/A
Roads Act 1993	s 138	N/A – no change to the existing driveway access is proposed.
Rural Fires Act 1997	s100B	N/A – The site is identified as Bushfire Prone – Vegetation Category 3. As no habitable building or space is proposed, a bushfire assessment has not been prepared.
Water Management Act 2000	ss 89, 90, 91	Yes – The site adjoins Scotch Creek, of which the Scotch Creek Road frontage roughly follows. The proposed development will be located approximately 23m from Scotch Creek, measured from the toe of the proposed flood mound. As such, a referral to NRAR will be required, and a Controlled Activity Approval (CAA) will need to be obtained prior to construction works commencing.

3.1.2 HUNTER WATER ACT 1991

The subject site is serviced by Hunter Water assets. Stamped plans from Hunter Water Corporation are provided at **APPENDIX 8**.

3.1.3 RURAL FIRES ACT 1997

The property is identified as bushfire prone land (**FIGURE 3**). As no habitable building or space is proposed, a Bushfire Assessment Report has not been provided and referral to the Rural Fires Service is not triggered under Section 100B of the Rural Fires Act 1997.



Figure 3: Bushfire prone land map (source: NSW Planning Portal Spatial Viewer, 2025)

3.1.4 BIODIVERSITY CONSERVATION ACT 2016

The purpose of this Act is to maintain a healthy, productive, and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Applicants are to supply evidence relating to the triggers for the Biodiversity Offsets Scheme (BOS) Threshold and the test of significance when submitting a development application to the consent authority.

The subject site contains a corridor of biodiversity value (Scotch Creek) along the front of the site (**FIGURE 4**) however does not contain any mapped watercourses.

As the development is located adjacent to the mapped biodiversity value area and no BV mapped vegetation removal is proposed, the proposed development does not trigger the threshold to require a BDAR. It is not anticipated that the proposed development would have significant ecological impacts. To this extent, an ecologist report has not been commissioned.



Figure 4: Biodiversity Values Map (source: NSW Planning Portal Spatial Viewer, 2025)

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and are discussed in further detail below.

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*

3.2.1 RESILIENCE AND HAZARDS 2021

Chapter 4 – Remediation of Land

This Chapter applies to the whole of NSW to ensure land is fit for the intended purpose. The legislation states a consent authority must not consent to the carrying out of development on land unless it has given consideration as to whether the land subject to the development is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development or alternatively determine that the land would be suitable once remediated.

The site is currently zoned for rural purposes. A review of the EPA Contaminated Sites Register has found that the site is not identified on this register.

3.2.2 TRANSPORT AND INFRASTRUCTURE 2021

Section 2.122 – Traffic Generating Development

In accordance with Section 2.122, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW. Further, the proposed development is not likely to increase traffic volumes.

3.2.3 PRIMARY PRODUCTION 2021

SEPP (Primary Production) 2021 applies to the proposed development due to the zoning of the land. The aims of the SEPP applicable to the proposed development include to facilitate the orderly economic use and development of lands for primary production, to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources and to encourage sustainable agriculture.

Chapter 2 of the Primary Production SEPP currently specifies matters to be considered when determining development applications for rural subdivision or rural dwelling houses. It specifies that the following matters be taken into account when determining whether to grant development consent to development on land to which this clause applies;

- (a) the existing uses and approved uses of land in the vicinity of the development,*
- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The development has been examined in response to these matters;

- (a) The subject site is located amongst properties of medium to large rural nature. Many are used for a variety of extensive agriculture purposes and also contain residential dwellings and flood mounds,
- (b) The proposed development will not have significant impact on the surrounding land uses given the clustered nature of the development and compatible design with flood constraints,
- (c) The subject site is located amongst compatible land uses with no potential conflicts identified,
- (d) No incompatibility issues have been identified for consideration.

No significant adverse impact on, or from, adjacent land uses are identified. No sterilisation of rural land is believed to result from the development.

3.3 LOCAL ENVIRONMENTAL PLAN

The Maitland Local Environmental Plan (LEP) 2011 is relevant to the site for the purposes of the proposed development and provides principal development standards to guide development within the Maitland LGA.

Permissibility

The site is zoned RU1 Primary Production under the provisions of LEP 2011. The proposed flood mound for stock refuge is permitted with consent in this zone. The proposed development is ancillary to the existing permitted extensive agricultural land use on the site. The proposed development will not jeopardise the primacy of this agricultural and use, in terms of dominant and subordinate land uses.

Zone objectives

The land use table of LEP 2014 identifies the following objectives for the R2 zone:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed development is considered to be consistent with the above objectives as it seeks to support the existing residential and rural use of site. The proposed development is consistent with the objectives of the RU1 zoning.

The development is designed to minimise impact on the scenic, aesthetic and cultural heritage qualities of the surrounding environment.

- **Clause 5.10 – Heritage Conservation**

The site is adjacent to the Martins Wharf Road local heritage item (LEP 2011 item i187). It should be noted that the proposed development is on the other side of the lot and is not considered to adversely affect the significance of the local heritage item. There is approximately 400m that separates the proposed development from the local heritage item. As such, no further consideration is required.

Further, an Aboriginal Heritage Information Management System (AHIMS) search on 10/01/2025 found no Aboriginal sites or places within a 200m radius of the subject lot (**APPENDIX 7**).

- **Clause 5.21 – Flood Planning**

The site is identified as a flood planning area. The minimum proposed top surface of the flood mounds are set at 5.1m AHD to enable safe flood refuge for livestock and equipment. Accordingly, it is identified that the proposed finished floor level is suitable as supported by the Flood Impact Assessment attached as **ATTACHMENT 3**.

The Flood Impact Assessment has been conducted and confirms that the proposed development conforms to the recommended constraining criteria and limits the potential future impacts of cumulative development and is therefore considered acceptable from a cumulative development perspective.

To this extent, no further assessment against the requirements of clause 5.21 is required.

- **Clause 7.1 – Acid Sulfate Soils**

The site is identified as containing Class 3 land for acid sulfate soils. The proposed works will involve the disturbance of more than 1 tonne of soil; however, the works are not likely to lower the water table. Works are not expected to be more than 1 metre below the natural ground surface, however all necessary measures have been taken to ensure that the proposed development has no adverse effects on the site.

- **Clause 7.2 – Earthworks**

The application proposes earthworks on the site to establish a two-storey flood mound for the proposed development. Earthworks are extensive in nature and are not anticipated to result in any negative impacts on the subject or adjoining land, or any public place.

Engineering plans for the proposed flood mounds are provided as **ATTACHMENT 2**.

Any material that is proposed to be imported or exported from the subject site will consist of Virgin Excavated Natural Materials (VENM), Excavated Natural Materials (ENM) or other certified material. Accordingly, the development complies with the requirements of this clause.

- **Clause 7.4 – Riparian Lands and Watercourses**

Works are proposed within 40m of a waterway. The nearest waterway (Scotch Creek) is located at the front of the site and is approximately 23m from the closest proposed flood mound. The proposed development will have no adverse effects on this waterway. An analysis of the proposed development against the key considerations of this clause is provided below.

The proposed development is not likely to have an adverse impact on the quality of flows within the watercourse, due to the distance between the development and the watercourse. Appropriate erosion and sediment control measures will be in place during the construction of the flood mound.

Similar to the above, the aquatic and riparian species, habitats and ecosystems of the watercourse near the proposed development are unlikely to be significantly affected by the proposed development. No clearing of any riparian vegetation is proposed, ensuring that species impacts are negligible.

As no physical changes to the bed, shore and banks are proposed, it is reasonable to conclude that the stability of such features will be unchanged as a result of the proposed development. As previously discussed, appropriate erosion and sediment control practices will be in place to mitigate impacts.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

The Maitland Development Control Plan (DCP) 2011 outlines the relevant design controls applicable to the site. Assessment of the development against the relevant parts of DCP 2014 is provided in the DCP Compliance Assessment at **APPENDIX 1**.

3.5 SECTION 7.11 – DEVELOPMENT CONTRIBUTIONS PLAN

No development contributions are payable for the development, in accordance with the Maitland Council Section 7.11 Development Contributions Plan.

4.0 SITE CHARACTERISTICS & KEY DEVELOPMENT ISSUES

This Section will address the following matters of consideration as outline by Section 4.15 of the EP&A Act:

- (a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (b) the suitability of the site for the development,*
- (c) any submissions made in accordance with this Act or the regulations,*
- (d) the public interest.*

4.1 LIKELY IMPACTS OF THE DEVELOPMENT

Overall, it is considered that the proposed development is unlikely to have any significant adverse impacts on the site or surrounding locality. The site conditions and constraints have been identified within this SEE and have been managed or mitigated where necessary. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1.1 BUILT ENVIRONMENT

The proposed development is likely to have a degree of built environmental impacts, as a physical change to the environment is proposed through the importation of VENM to create a flood mound. Flood mounds are not uncommon the locality, with flood mounds being located at 38 Woodberry Road, 55 Woodberry Road (each approximately 2km to the south), and in other places within the LGA such as 26 Dunmore Road, Largs. The proposed development is not likely to adversely impact the views of adjoining residences and is not likely to adversely impact important visual corridors.

As previously discussed, the site adjoins a local heritage item (LEP 2011 item I187) located adjoining Scotch Creek Rd (**FIGURE 5**). However, given the substantial distance between the proposed development and the local heritage item (approximately 400m), the proposed development is considered to be outside of the curtilage of the local heritage item. Further, the substantial distance also renders any likely impacts to the local heritage item as negligible.



Figure 5: Location of heritage item i187 (source: NSW Planning Portal Spatial Viewer, 2025)

4.1.2 NATURAL ENVIRONMENT

As previously discussed, the site adjoins land identified on the Biodiversity Values (BV) map. It should be noted that no clearing is proposed, and that the project is located away from BV mapped land. As such, impacts to the natural environment are likely to be minimal. It should be noted that there are no hard surface areas proposed.

In relation to the *Hunter River Floodplain Risk Management Study and Plan 2015* (the Plan), it notes that on large floodplains (such as the one that the site is located on), significant amounts of fill can often be important without producing notable impacts on the floodplain, though there are limitations to this, and cumulative impacts should be considered. However, the Plan noted that even with full filling up to the maximum DCP eligibility criteria for every lot within the LGA, the cumulative impacts remain minor, and that levels and velocities would be contained within the LGA.

Because of the above, it is considered that the natural environmental impacts (in this case flood) of the proposed development are acceptable, and in line with previous studies in relation to the matter. As noted below, Torrent Consulting have submitted a Cumulative Impact Assessment for flood mounds in the wider locality, demonstrating that cumulative impacts are minor.

4.3 SOCIAL & ECONOMIC IMPACTS ON THE LOCALITY

As minimal changes are proposed, it is not considered that there are any adverse social or economic impacts on the locality in relation to the proposed development.

4.4 CONSIDERATION OF DRAFT MAITLAND DCP

The draft Maitland Development Control Plan (DCP) is currently on exhibition until 4/08/2025. Because of this, consideration of the draft controls must occur within this SEE. There are two relevant sections of the DCP for the proposed development, being 2.4.8 External and Cumulative Flood Impacts Controls and 9.2.4 Flood Mounds. A summary of compliance with these controls is provided below.

External and Cumulative Flood Impacts Controls

Before requiring a Cumulative Flood Impact Assessment, Council allows for a maximum 3,500m³ flood mound size in the 1% AEP floodplain. The proposed flood mound is 10,763m³, meaning Cumulative FIA would be required. Notwithstanding, a Flood Impact and Risk Assessment has been provided at **APPENDIX 3**, to demonstrate that the effects of the proposed development will be contained to the site. Further, we note a cumulative assessment by Torrent Consulting has been provided to Council, which is under review.

Flood Mounds

The draft DCP requires a minimum setback from boundaries of 50m for the proposed flood mound size, as noted in the DCP, the DCP setbacks are being varied. A 50m setback is considered to adversely affect the agricultural potential of the subject site, and the proposed setback will be of minimal significance, due to the existing vegetation along the western boundary, providing appropriate levels of screening.

Further, the controls require consideration DPI guidelines of stockholding capacity to assist in sizing the flood mounds. The sizes chosen in this instance will cater for 6-10 horses and 6-10 cattle at any given time, with enough room to move and be exercised, in the case of the horses. This is considered to be an acceptable size and will not adversely affect the agricultural potential of the site.

4.5 CUMULATIVE IMPACTS

There are no tangible cumulative impacts arising from the proposal, given the small-scale nature of the proposal and its appropriateness within the context of the site and surrounding area.

4.6 SUITABILITY OF THE SITE

The proposal is permitted with consent in the RU1 zone and is consistent with the zone objectives and the intent of relevant requirements contained within LEP 2011 and DCP 2011. While there is a variation to DCP 2011, it is a minor variation in the context of the development and is acceptable on merit.

No changes to access and services are proposed, and the proposed development broadly reflects existing development in the area. As there are no anticipated negative impacts on the locality, the site is suitable for the proposed development.

4.7 CONSULTATION

Formal notification of development applications is a requirement of legislation. There are different requirements for different development types. Designated, state significant,

integrated and advertised development types have specific notification and consultation requirements under the EP&A Act.

Any submission received as a result of notification will be considered. We welcome the opportunity to respond to any submissions to address any concerns expressed by the public.

4.8 THE PUBLIC INTEREST

The subject site is located within a rural precinct and is contains limited vegetation. The site has access to all relevant services and the proposed development is compatible with existing and approved development and makes good use of the land. The application design includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development. To this extent, the site is suitable for development. The proposed development is in the public interest.

5.0 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic, and environmental perspective. The proposed subdivision is the most suitable options for the development of the site. Any relevant matters have been addressed through this SEE.

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

- The proposal is permitted with consent in the land use zone and is consistent with relevant zone objectives.
- The proposal complies with the specific design requirements for rural development works, where applicable.
- The proposal will result in no negative social and economic impacts.
- There are no significant issues or impacts arising from the proposal.

An assessment of the proposal has been carried out within this SEE pursuant to Section 4.15 of the *Environmental Planning & Assessment Act 1979* and supports the proposal.



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