

STATEMENT OF ENVIRONMENTAL EFFECTS

**Lot 409, 410 & 411, DP 1318385
23, 25 & 27 Hunterglen Drive, Bolwarra, 2325**

Torrens Title Subdivision (3 into 6 lots)

Maitland City Council

This report was prepared by Macquarie Knight Constructions on behalf of Hunterscape Pty Ltd

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Overview

The property comprises three vacant residential allotments located at 23, 25 and 27 Hunterglen Drive, Bolwarra, with a combined total area of 2,918.9m². The land is currently undeveloped and contains no existing structures. The site is fully serviced and fronts Hunterglen Drive, a sealed bitumen road with kerb and gutter.

Vehicular access to each proposed lot will be provided directly from Hunterglen Drive. The site is situated within close proximity to schools, shops, and recreational facilities, and the surrounding area is predominantly residential in nature.

The proposed Torrens Title subdivision will create six new residential lots from the existing three allotments. The new lots will range in size from 468.2m² to 509.4m², with frontages between 10.759m and 11.245m. This subdivision represents a logical and efficient use of the land and is consistent with the existing residential pattern in the Bolwarra community. Any future development on the newly created lots will be subject to separate development applications.



Location Map
 Courtesy Six Maps

Maitland Local Environmental Plan

Zoning

The subject land is zoned R1 – General Residential pursuant to the provisions of the Maitland Local Environmental Plan 2011.

We are proposing a Torrens Title Subdivision of the three existing allotments into six residential lots. Such subdivisions are consistent with the LEP requirements for residential development in the area and support the ongoing growth of the Bolwarra community.

**Development
Control Plan**Minimum Lot Size

The subject site is contained within an area identified with a minimum lot size of 450m². The proposed subdivision seeks to create six (6) new allotments with minimum lot size greater than 450m² in accordance with the minimum lot size requirements for the area.

Hazards

The site is not impacted by any identified hazards such as flooding, bushfire, landslip or contamination. In this regard no further referrals are necessary in this instance.

Lot Size and Dimensions

Each of the proposed new allotments has been designed in accordance with the Maitland DCP, providing suitable frontages and building envelopes behind the building line.

Proposed Lot 4091 has an area of 468.2m² with an arc frontage of 11.245m.

Proposed Lot 4092 has an area of 473.9m² with an arc frontage of 11.245m.

Proposed Lot 4101 has an area of 483.1m² with an arc frontage of 10.761m.

Proposed Lot 4102 has an area of 482.8m² with an arc frontage of 10.759m.

Proposed Lot 4111 has an area of 509.4m² with an arc frontage of 11.040m.

Proposed Lot 4112 has an area of 501.9m² with an arc frontage of 11.040m.

The minimum arc frontage is 10m.

The minimum frontage for a rectangular allotment is 12.5m.

Whilst we are not 12.5m frontage, the plans indicate ample width to accommodate dwellings.

All lots are regular in shape and have direct access to Hunterglen Drive, allowing for efficient and compliant residential development.

Solar Access & Energy Efficiency

The proposed 3 into 6 lot subdivision has been designed to allow each lot suitable solar orientation, providing opportunities for future dwellings to maximise natural light and energy efficiency.

Drainage, Water Quality & Soil Erosion

No works are proposed as part of this application that would require sediment and erosion control measures to be implemented.

Landscape, Streetscape & Visual Impact

The minor nature of the subdivision will have little to no impact on the streetscape proposed or future. It represents a logical subdivision arrangement and will not be viewed conspicuously. No further landscaping is proposed as part of this subdivision given its minor nature.

Effluent Disposal

Hunter Water Corporation provide sewer connection services to the site. Application has been made to HWC to determine their requirements for the development.

Roads & Access, Pedestrian & Cycleways

The site is bounded on the frontage with boundaries by sealed road with kerb and gutter. In this regard, no additional roads or pedestrian/cycleways are proposed as part of this application.

Bushfire Prone Land	The site is not identified as Bush Fire Prone Land.
Flood Prone Land	The site is not identified as Flood Prone Land.
Heritage Conservation	The site is not identified as Heritage Listed and is not in close proximity to any structures that are Heritage Listed.
Acid Sulphate Soils	Council's records indicate that the site is Class #5 Acid Sulphate Soils. There are no proposed excavation works which will impact upon the water table.
Mine Subsidence	The site is not identified as being impacted by Mine Subsidence.

CONCLUSION

The proposed subdivision is consistent with the zoning and planning controls applicable to the site.

The development is considered to have minimal environmental impact and is compatible with the surrounding residential character. This Statement of Environmental Effects supports the lodgement of the Development Application for the proposed subdivision.

Therefore, the enclosed application can be supported by Maitland City Council.

We trust this is to your approval, however if you require any further information, please feel free to contact our office on 4937 3377 or email admin@macquarieknight.com