PERCEPTION PLANNING

STATEMENT OF ENVIRONMENTAL EFFECTS

MULTI-DWELLING HOUSING (17 DWELLINGS, COMPRISING FIVE TYPOLOGIES, EACH TWO-STOREY IN FORM) AND STRATA TITLE SUBDIVISION

20 DUNMORE ROAD, LARGS, NSW 2320
(LOT 2 DP1155605)

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Prepared for (client)	Tiswatitis Pty Ltd

Document Versions and Control

Statement of Environmental Effects, 20 Dunmore Road, Largs

Version	Date	PP ref	Author	Reviewed by
1 (draft)	29/09/25	SEE – 20 Dunmore Rd, Largs	ED	MB/Client
2	25/11/25	SEE – 20 Dunmore Rd, Largs	MC	Client

EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Tiswatitis Pty Ltd (the client) to prepare a Statement of Environmental Effects (SEE) for a Multi-Dwelling Housing development comprising 17 dwellings (five typologies, each two-storey in form), and associated strata title subdivision at 20 Dunmore Road, Largs, NSW, 2320, legally identified as Lot 2 DP1155605, (**'the site**').

The objective of the proposed development is to obtain development consent for:

1. Demolition of the existing shed(s).

2. Construction of 17 x new two-storey dwellings (multi-dwelling housing), comprising:

Unit	Typology
1	B (detached)
2	A (attached to Unit 3)
3	A (attached to Unit 2)
4	B (attached to Unit 5)
5	B (attached to Unit 4)
6	B (attached to Unit 7)
7	B (attached to Unit 6)
8	B (attached to Unit 9)
9	B (attached to Unit 8)
10	C (detached)
11	D (attached to Unit 12)
12	D (attached to Unit 11)
13	D (attached to Unit 14)
14	D (attached to Unit 13)
15	D (attached to Unit 16)
16	D (attached to Unit 15)
17	E (detached)

The five typologies comprise:

Type A (detached):

Ground Floor:

- Double garage
- Open plan kitchen, living and dining area
- Bed 1, ensuite & WIR

- Study
- Laundry
- WC
- Patio

First Floor:

- Bed 2 and 3 & robes
- Bathroom
- Activity Room

Type B (attached):

Ground Floor:

- Single garage
- Open plan kitchen, living and dining area
- Bed 3 & robe
- Bath with separate WC
- Laundry and linen cupboard (under stairs)
- Patio

First Floor:

- Bed 1, ensuite and WIR
- Bathroom
- Bed 2 & robe
- Study / sitting area

Type C (detached):

Ground Floor:

- Single garage
- Open plan kitchen, living and dining area
- Bed 3
- Bath with separate WC
- Laundry and linen cupboard (under stairs)
- Patio

First Floor:

- Bed 1, ensuite and WIR
- Bathroom
- Bed 2 & robe
- Study / sitting area

Type D (attached):

Ground Floor:

- Double garage
- Laundry (within garage)
- Open plan kitchen, living and dining area
- WC
- Patio

First Floor:

- Bed 1, ensuite and robe
- Bed 2 & 3 with robe
- Bathroom
- Study & sitting area

Type E (detached):

Ground Floor:

- Double garage
- Laundry (within garage)
- Open plan kitchen, living and dining area
- WC
- Patio

First Floor:

- Bed 1, ensuite and robe
- Bed 2 & 3 with robe
- Bathroom
- Study & sitting area

3. Vehicle access to the development via a modified double-width crossover to Dunmore Road. A passing area is proposed at the site access which connects with an existing single-width accessway that widens to a two-way accessway;

4. Five visitor carparking spaces;

5. Facilities and amenities comprising:

    a. Common area with adjoining storeroom;

    b. Screened bin enclosure area and waste collection area;

    c. Stormwater detention system.

6. Landscaping to the entire site;

7. Strata Title Subdivision of the proposed dwellings and associated common property.

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

- The proposed Multi Dwelling Housing and Strata Subdivision is permissible on the site with consent.
- The proposal ensures the creation of a variety of density and designed dwellings, located on suitable lots that are useable and appropriate for residential purposes.
- No adverse impact on the existing character or amenity of the area will result.
- The proposed development scale and form is consistent with the layout of the existing area without burdening the essential services supply.

- The proposed development is consistent with the intended layout and character of the Largs area, noting the 450m^2 minimum Lot size applied to the site.
- The provision of additional dwellings assists in meeting the objectives and associated dwelling and resident yield / population established within the Hunter Regional Plan 2041 and Maitland Local Housing Strategy.
- Development of the land will directly benefit the community through providing seventeen (17) additional dwellings to meet the housing needs of the growing community population.

It is considered that the proposal will have no significant impact on the surrounding properties that would otherwise adversely affect their enjoyment or amenity.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
AR	Archaeology Report
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
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

LIST OF FIGURES

PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by	Reference
1	EP&A Regulation Compliance Table	Perception Planning	
2	DCP Compliance Table	Perception Planning	J005010
3	Deposited Plan & Title	Dye and Durham	DP1155605
4	AHIMs Search Results	AHIMs	1029695 Dated: 01 August 2025
5	BYDA Search Results	BYDA	50810854 Dated: 2 August 2025
6	Proposed Design Plans	Cad Design and Draft	258-037 Rev: A Dated: 21 October 2025
7	Proposed Strata Subdivision Plan	Rennie Golledge Pty Ltd	244.22 [DRAFT]
8	Proposed Landscaping Plans	Studio 151	2599 Rev: 1 Dated: 07/10/2025
9	Hunter Water Corporation Stamped Plans	Hunter Water Corporation	Ref: 175361 and dated 01 October 2025
10	Cost Report	CSQS	PR1325_Final Version: 1 Dated: 16/09/2025
11	BASIX Certificate	Evergreen Energy Consultants	1808464M Dated: 14 August 2025
12	Stormwater Management Plan and Civils	DRB Consulting Engineers	Ref: 243822_CIV-001 Dated: 31 October 2025
13	Bushfire Assessment	Newcastle Bushfire Consulting	Rev: 1 Dated: 26/09/2025
14	Flood Impact and Risk Assessment	Torrent Consulting	DJW: L.T2803.002.docx Dated: 10 October 2025
15	Traffic Report	Amber	1390 rep 251017 final

			Rev: B, and dated 17/10/2025
16	Access Report	Purple Apple Access	PAA_25294_Final Dated: 10 November 2025
17	Identification Survey	Rennie Golledge Pty Ltd	244.22 Dated: 06/08/24
18	BCA Report	Perception Planning	J005010
19	CPTED Report	Perception Planning	J005010
20	SWMMP	Perception Planning	J005010

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1 BACKGROUND

1.1 PURPOSE

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 coordination with Tiswatitis Pty Ltd (**'the client**') and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. 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.

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's (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development 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 (EPI)s; and
- 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 and Lot / DP	Address	Lot / DP
	20 Dunmore Road, Largs, NSW 2320	Lot 2 DP1155605
Current Use	Shed and retaining walls	
Zoning	R1 – General Residential	
Size	6,123m^2	
Site Constraints	Minimum lot size – 450m^2. Class 5 ASS Bushfire Prone Land – Vegetation Buffer Flood Prone Land	
Owner	Owner's consent has been provided with the DA lodgement package.	
DP and 88B Instrument	The site was created by subdivision under DA 08/0684 and registered on 7.9.2010. Nothing on the DP or 88B instrument prohibits the proposal. No existing easements are apparent, as shown within the DP provided at **Appendix 3**.	

1.3 SITE DESCRIPTION

The site is located at 20 Dunmore Road, Largs, NSW 2320 (**'the site'**) and has a total area of 6,123m^2 **(Figure 1)**. The site is located within the township of Largs, within the Maitland Local Government Area (LGA). The site does not have built form frontage to Dunmore Road and is generally concealed from public view. The site is generally flat with a 2-3m cross fall running in a north / south direction. The site comprises a block retaining wall and associated fill on the western rear boundary, southern side boundary, and northern side boundary to the extent shown on the Ident Survey provided at **Appendix 17**, under DA10/2010 (approved 03/03/2011). A 0.6 pipe traverses the rear of the site. The site also comprises an existing fibro shed central to the site and another shed adjoining the southern boundary, as shown in **PHOTO 1** below. Access to the site is via an existing 6.492m wide, 40m long gun barrel access handle from Dunmore Road, noting the extent of the pavement is proposed to be widened to facilitate the proposed development.

Adjoining the site to the south and east comprise large format single and two storey residences, with ancillary structures on larger Lots measuring around 1,000m^2 in size. Further to the east is land zoned RU1 Primary Production. Adjoining the site to the north and west comprises undeveloped land zoned R1 General Residential with areas of dense vegetation, owned by Maitland City Council. Despite not being zoned for public recreation purposes, it is understood that this is the primary use of each site, noting the presence of a first order stream and dam that traverse the land. The Largs Urban Release Area is located approximately 500m to the north-west of the site. RE1 Public Recreation Land comprising an oval and tennis court is located approximately 200m to the south-west of the site.

Photo 1: *View of the site looking south*

Figure 1 - Locality Plan (Source: SixMaps, 2025)

1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

Review of the Maitland DA Tracker identifies the following historic development approvals:

- DA10/2010 (Erection of Retaining Wall, Piping of Watercourse & Filling) approved 03/03/2011
- CC10/2011 (Retaining Wall) approved 19/05/2011

Prior approvals are not listed on DA Tracker; however, it is understood that the site was created via a Plan of Subdivision of Lot 53 DP529156 under DA08/0684 (registered 7.9.2010) from review of the Deposited Plan.

No known compliance matters exist over the site which would pose issues for the proposed development.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The proposed development application seeks consent for a multi-dwelling housing development comprising eleven attached dwellings, and associated strata title subdivision, including the following characteristics **(Figure 2)**:

The objective of the proposed development is to obtain development consent for:

1. Demolition of existing shed(s)

2. Construction of 17 x new two-storey dwellings (multi-dwelling housing), comprising:

Unit	Typology
1	A (detached)
2	B (attached to Unit 3)
3	B (attached to Unit 2)
4	B (attached to Unit 5)
5	B (attached to Unit 4)
6	B (attached to Unit 7)
7	B (attached to Unit 6)
8	B (attached to Unit 9)
9	B (attached to Unit 8)
10	C (detached)

11	D (attached to Unit 12)
12	D (attached to Unit 11)
13	D (attached to Unit 14)
14	D (attached to Unit 13)
15	D (attached to Unit 16)
16	D (attached to Unit 15)
17	E (detached)

The five typologies comprise:

Type A (detached):

Ground Floor:

- Double garage
- Open plan kitchen, living and dining area
- Bed 1, ensuite & WIR
- Study
- Laundry
- WC
- Patio

First Floor:

- Bed 2 and 3 & robes
- Bathroom
- Activity Room

Type B (attached):

Ground Floor:

- Single garage
- Open plan kitchen, living and dining area
- Bed 3 & robe
- Bath with separate WC
- Laundry and linen cupboard (under stairs)
- Patio

First Floor:

- Bed 1, ensuite and WIR
- Bathroom
- Bed 2 & robe
- Study / sitting area

Type C (detached):

Ground Floor:

- Single garage
- Open plan kitchen, living and dining area
- Bed 1, ensuite and WIR
- Bath with separate WC
- Laundry and linen cupboard (under stairs)
- Patio

First Floor:

- Bathroom
- Bed 2 and 3 & robes
- Activity Room

Type D (attached):

Ground Floor:

- Double garage
- Laundry (within garage)
- Open plan kitchen, living and dining area
- WC
- Patio

First Floor:

- Bed 1, ensuite and robe
- Bed 2 & 3 with robe
- Bathroom
- Sitting area & study

Type E (detached):

Ground Floor:

- Double garage
- Laundry (within garage)
- Open plan kitchen, living and dining area
- WC
- Patio

First Floor:

- Bed 1, ensuite and robe
- Bed 2 & 3 with robes
- Bathroom
- Sitting area & study

3. Vehicle access to the development via a modified double-width crossover to Dunmore Road. A passing area is proposed at the site access which connects with an existing single-width accessway that widens to a two-way accessway.

4. Five visitor carparking spaces.

5. Facilities and amenities comprising:
    a. Common area with adjoining storeroom;
    b. Screened bin enclosure area and waste collection area;
    c. Stormwater detention system.
6. Landscaping to the entire site;
7. Strata Title Subdivision of the proposed dwellings and associated common property.

The proposed Design Plans are provided at **Appendix 6** and Subdivision Plan is provided at **Appendix 7**.

Figure 2 - Proposed development layout and landscaping (Studio 151, 2025)

3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and 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 DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

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

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 1** below.

Table 1 - Integrated development

Integrated development	**Proposed Development**	
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 – The site is not located within a Mine Subsidence Area.
Mining Act 1992	▪ s 63, 64	N/A
National Parks & Wildlife Act 1974 (as amended)	▪ s 90	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
Rural Fires Act 1997	▪ s 100B	Yes – the site is bushfire prone and comprises subdivision for residential purposes. A Bushfire Report has been prepared and is provided at **Appendix 13.**
Water Management Act 2000	▪ ss 89, 90, 91	N/A – The site is located within 40m of the mapped watercourse applicable under this Act, being a 1st order stream located to the north over 29//DP849602. However, the proposed works are located over 40m from the watercourse, and thus referral to NRAR is not required.

		No drainage to the council's watercourse via the pipe located within site.

3.1.2 HUNTER WATER ACT 1991 (HW ACT)

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act. Stamped plans are provided in accordance with Section 49 of the HW Act are provided as **Appendix 9** to this application.

3.1.3 ROADS ACT 1993

Dunmore Road is identified as a local road, under the authority of The City of Maitland (**Figure 3**). Any new driveway crossovers associated with the development will be subject to approval under *Section 138 of the Roads Act 1993.* The proposed accesses to the subject site will be constructed to the Australian Standards and Councils requirements.

The Traffic & Parking Assessment provided as **Appendix 14** concludes that the existing road network in conjunction with proposed on-site parking will result in no adverse impacts or strain on the road network and its function. Additionally, this assessment concludes that the proposed developement adequately facilitates for other traffic and parking generating activities such as waste collection, bicycle and motorcycle traffic, and other traffic movements such as emergency vehicle access and deliveries. All vehicles will be able to move onto and off each site in a forward direction.

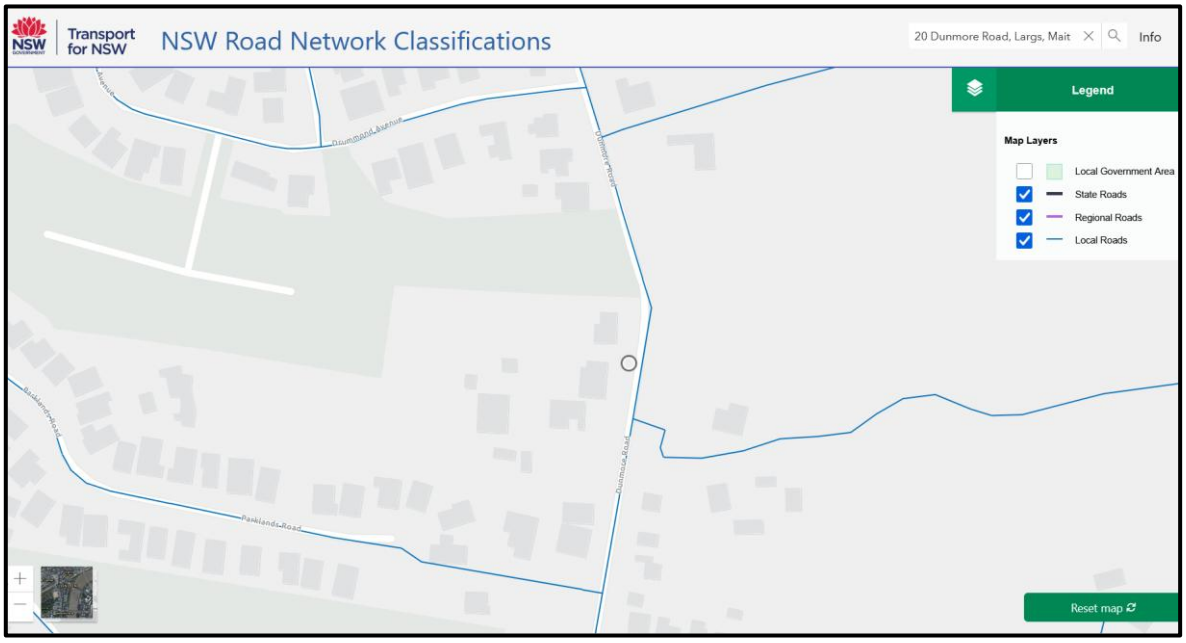

***Figure 3** - Road Classifications (TfNSW, 2025)*

In the above context, the road network impacts of the proposal are minor and would not impact the operation of the adjacent road network. To this extent, no further consideration of this act is required.

3.1.4 RURAL FIRES ACT 1997 (RF ACT)

The front portion of the existing driveway is identified as bushfire prone (vegetation buffer). A Bushfire Assessment Report (BAR) has been prepared and is provided in **Appendix 13**, The BAR has assessed the proposed multi-dwelling development and subdivision against the requirements of Section 100B of the *Rural Fires Act 1997*, AS3959 (2018) Construction of buildings in bushfire-prone areas and Planning for Bush Fire Protection (2019). The assessment has identified a BAL-LOW rating for the development and provides a recommendation for an additional hydrant. The final recommendation is that the proposed development offers compliance with PBP 2019.

3.1.5 STRATA SCHEMES DEVELOPMENT ACT 2015

The objectives of the Strata Schemes Development Act 2015 are to provide for:

a) the subdivision of land, including buildings, into cubic spaces to create freehold strata schemes and leasehold strata schemes, and
b) the way in which lots and common property in strata schemes may be dealt with, and
c) the variation, termination and renewal of strata schemes.

Pursuant to Clause 9(1)(a) Lot 1 DP 740217 may be subdivided into lots and common property, by the registration of a plan as a strata plan as the lot is considered land to which the Act applies being land including the whole of a building and consisting of one current plan lot. A Strata Subdivision Plan is provided at **Appendix 7**. Accordingly, the development proposal is enabled through the *Strata Schemes Development Act 2015*. The assessment has applied a BAL-LOW rating.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The following SEPPs are considered relevant to the proposed development:

3.2.1 SEPP (RESILIENCE AND HAZARDS) 2021

CHAPTER 4 – REMEDIATION OF LAND

This Chapter provides a State-wide planning approach to the remediation of contaminated land. Under Section 4.6 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.

Based on the site history as consisting of residential use, and associated subdivision, it is considered that the site is not likely to be contaminated. An unexpected finds protocol will be incorporated in a future construction environmental management plan. As such, the site is considered suitable for the proposed residential flat building and commercial premises.

3.2.2 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTER 2 – INFRASTRUCTURE

The purpose of this Chapter is to facilitate the effective delivery of infrastructure across the state and to identify matters to be considered in the assessment of developments adjacent to particular types of infrastructure.

Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network

Section 2.48 – Determination of development applications – Other development

The proposed development will require extension to electrical infrastructure to support the development. Penetration of the ground within 2m of underground electrical infrastructure, or within 5m of an exposed overhead electricity powerline triggers referral the electricity supply authority is triggered pursuant to Section 2.48(1)(a). No referral to the electrical authority is considered necessary in this instance, as works associated with the above triggers are not proposed.

Division 12A, Subdivision 2 Development adjacent to pipeline corridors

Section 2.76 – Determination of development applications

The proposed development is not in the vicinity of a 'licenced' pipeline corridor as defined under Section 2.76 (2). Accordingly, the proposed development does not trigger referral to any pipeline operator pursuant to Section 2.76.

Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations

Dunmore Road is identified as a local road, being under the authority of The City of Maitland (**Figure 3**). It is understood that local roads are administered, managed, and financed by local councils therefore, referral to Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.117, 2.118 and 2.119.

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. The proposed development will result in 17 dwellings and as such is not identified as traffic generating development.

3.2.3 SEPP (SUSTAINABLE BUILDINGS) 2022

The SEPP (Sustainable Buildings) 2022 incorporates the BASIX commitments relating to thermal performance and energy efficiency standards and applies to all residential developments (excluding alterations and additions less than $50,000) and all non-residential developments, except those excluded in Chapter 3.1 of the policy.

Accordingly, the Policy applies to the proposed development, which is supported by a BASIX Certificate, provided as **Appendix 11.**

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Maitland LEP 2011 apply to the proposed development:

- **Clause 2.3 – Zone Objectives and Land Use Table**

The subject site is zoned R1 General Residential. The proposed development includes eleven residential dwellings defined as 'Multi-Dwelling Housing', which is permissible with consent in the zone in accordance with Clause 2.3 and the Land Use Table objectives of the zone. Multi-Dwelling Housing under the LEP means:

> *"3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note—Multi dwelling housing is a type of residential accommodation".*

The proposed dwellings are to be located on the parent lot with access at ground level for each and does not meet the definition of a residential flat building.

The Land Use Table of the LEP identifies the following objectives for the R1 zone:

- *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 development provides development of the site for residential multi-housing development. The proposal will meet he needs of the community by providing seventeen (17) additional dwelling houses as residential accommodation. The proposal ensures a variety of housing types and layouts within the Maitland LGA and Largs area, respectful of the character in which it resides, through provision of compliant setbacks and substantial landscaping throughout. The proposal shall encourage community members to live in the area who will provide support to locate facilities and create demand for services. To this extent, the proposed development meets the objectives of the zone.

- **Clause 2.6 – Subdivision**

The application includes subsequent subdivision as strata title of the dwellings and associated common property for central access and infrastructure (parking, bin storage and collection areas, communal area and stormwater management system).

Subdivision is permitted with development consent under this clause and is not exempt development.

- **Clause 2.7 – Demolition**

The proposed development incorporates the demolition of existing structures on the site in accordance with Clause 2.7.

- **Clause 4.1 – Minimum Lot Size**

The objective of this clause applicable to the proposed development is to ensure that lot sizes can accommodate development that is suitable for its purpose and that it is consistent with the relevant development controls.

This clause does not apply as per 4.1(4) to registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015* thus no further assessment is required.

- **Clause 4.3 – Height of buildings**

The site does not contain a maximum height of buildings under Clause 4.3.

- **Clause 4.4 – Floor Space Ratio**

The site does not contain a maximum floor space ratio under Clause 4.4.

- **Clause 5.10 – Heritage conservation**

A search of the Aboriginal Heritage Information Services (AHIMS) database (1 August 2025) identifies the subject site as containing no Aboriginal sites or places (200m buffer) as shown in **Appendix 4**. Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.

- **Clause 5.21 – Flood Planning**

The site is identified as flood prone, and thus the requirements of this clause apply. Pursuant to subclause (2), development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development –

(a) is compatible with the flood function and behaviour on the land, and

(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and

(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and

(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.

A Flood Impact and Risk Assessment has been prepared for the proposed development by Torrent Consulting and is provided in **Appendix 14.** The Flood Planning Level (FPL) of the site is at or around 9.2m AHD. Following the proposed regrading of the Site to accommodate the development, the finished floor levels are all at or above 10.7 m AHD, (noting habitable rooms are proposed to be set at 10.87m AHD) which is substantially higher than the expected range of the potential 1% AEP flood level. The local gully line traversing the western part of the Site has a tiny contributing catchment. Runoff from this catchment can be readily managed through appropriate stormwater design, including a dedicated escape flow path for any runoff exceeding the capacity of the stormwater drainage pipe. This local catchment scale is such that flood planning controls are not warranted. Finally, the local road network readily provides flood-free access to the nominated evacuation centre at Bolwarra Public School in the Maitland Local Flood Plan.

To this extent, the proposed development is compliant with the requirements of Clause 5.21.

- **Clause 7.1 – Acid Sulphate Soils**

The objective of clause 7.1 is to ensure that development does not disturb, expose or drain Acid Sulfate Soils (ASS) and cause environmental damage. The proposed development is located within an area identified as containing Class 5 ASS.

The proposal will not require any major or deep soil disturbance works that would affect or disturb any potential ASS. In this regard, the disturbance or risk of exposing acid sulfate soils is unlikely, and an acid sulfate soil management plan is not required.

- **Clause 7.2 – Earthworks**

The objective of the above clause is to ensure that earthworks that require development consent do not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Moderate earthworks are required to level the site and provide level building pads of the dwellings and infrastructure installation. The proposed retaining walls to a maximum of 1.8m high as detailed in Civil plans **APPENDIX 12.**

In accordance with the requirements of Clause 7.2(3), the proposed development will:

(a) Not result in the disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,
(b) Not result in any impact on the likely future use or redevelopment of the land,
(c) Ensure the quality of fill (if required) is VENM or ENNM in nature,
(d) Have a minimal – negligible impact on the existing and likely amenity of adjoining properties,
(e) Ensure the source of any fill material and the destination of any excavated material is licenced / recognised by the EPA,
(f) Is located a sufficient distance from and subsequently has minimal potential for adverse impacts on any watercourse, drinking water catchment or environmentally

sensitive area.

When taking the above into consideration, the proposed development is consistent with the requirements of Clause 7.2.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Maitland DCP 2011 is provided in the Table of Compliance provided at **Appendix 2.** The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. 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 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development will reinforce the residential nature of the locality and is characteristic of other developments in both the local and wider community, consistent with the intended development of Largs and general residential zoning of the area.

The application includes relevant construction methods and services such as an on-site stormwater management system and landscaping that will prevent adverse impacts on adjoining properties. The proposal addresses site constraints (bushfire and flooding) and proposes reasonable landscaping, setbacks to provides a custom development of the site with minimal impact to adjoining landowners. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

A landscaping plan accompanies the development and ensures the visual amenity and visual/acoustic privacy impacts of the site is improved with the development and reasonable. The proposal's amenity of the site is considered to be consistent with the locality and appropriate.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

Vehicle access to the development is proposed via a modified double-width crossover to Dunmore Road. A passing area is proposed at the site access which connects with an existing single-width accessway that widens to a two-way accessway adjacent to the dwellings. Each unit is provided with two parking spaces as either a double garage or a single garage and second car space in a tandem parking arrangement. Five visitor parking spaces are also provided at the rear of the site. A Swept Path Assessment is provided as Appendix A in the Traffic Impact Assessment, demonstrating that private vehicles and the

waste servicing vehicle (medium rigid vehicle) can enter and exit the site in a forward direction.

4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development will provide infrastructure and public domain improvements in accordance with the Maitland Development Contributions Plan.

4.1.4 SERVICES

The subject site is serviced by reticulated water, electricity and sewer and will be extended to service the proposed development without burdening the public supply. In addition, the application demonstrates that stormwater drainage resulting from future roof and hard stand areas can be catered for in accordance with Council's requirements. Waste will be collected by council via a front loader accessing the bins in the waste collection bay and in addition to this the smaller bins allocated to the adaptable units will be collected by the standard council side loader within the driveway area. Both vehicles will enter the site and turn around in the waste collection bay, then exit the site in a forward manner.

4.1.5 NOISE AND VIBRATION

Construction noise will be as per normal construction times and processes and will cease once construction is completed. Ongoing operational/land use noise is residential in nature and suitable for the land use zone.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

No trees or significant vegetation will be required to be removed in order to facilitate the construction of the dwellings. It is not anticipated that the proposed development will have a detrimental impact on the ecology on the site or the surrounding area.

4.2.2 LANDSCAPING

A landscaping plan is provided at **Appendix 8.** The landscaping plan and civil engineering plans which demonstrated the proposal and measures proposed to ensure the visual amenity of the site is improved with the development. Species incorporated into the plan vary in size, height and type to provide a sense of scale and character to the development, reflective of the characteristics of the Largs locality.

4.2.3 STORMWATER

The Concept Stormwater Plans at **Appendix 12** detail onsite detention as per Councils MoES, the provision of permeable paving and stormwater pipes connecting stormwater from swale drains. The on-site detention ensures stormwater and water quality is managed appropriately with no adverse impact on adjoining properties.

4.3 SOCIAL AND ECONOMIC

Social

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day-to-day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development provides additional dwellings in the Largs area and will facilitate demand for the construction of additional housing to service the needs of the community. The subdivision will be serviced by suitable facilities and services without burdening the existing supply available within the area. Utilities are available and suitable for connection by the development proposal. The proposed development:

- Will increase the numbers of residents within the locality, consistent with the general objectives of the zone,
- Will not disadvantage or benefit any particular social group, rather will provide additional Lots and houses to achieve the objectives and requirements of the Hunter Regional Plan 2041 (being 101,800 dwellings required by 2041) and the Maitland Local Housing Strategy 2041 (being 25,200 dwellings required by 2041).
- Will enhance the cultural life of the community through increasing the number of residents within Largs area who will in turn contribute to cultural and community activities when available.
- Will not create areas of insecurity or risk for occupants.
- Will provide the opportunity to increase housing diversity within the wider area and provides for greater housing choice.
- Provides enhanced social and built infrastructure to positively benefit the new and existing population within the locality and adjoining areas.

There are no anticipated adverse economic impacts as a result of the proposed development, rather it is considered the proposal will contribute positively to the social elements of the locality through an increase in residents. The proposed development is not out of character with the existing general residential context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

Economic

The construction of the proposed development will provide employment opportunities in the locality and support the local building and development industries. This will have direct monetary input to the local economy, and the increased number of residents in the locality will provide ongoing economic input through daily living activities.

The increase in housing within the area will directly influence and enhance business and employment opportunities within the area.

There are no anticipated adverse economic impacts as a result of the proposed development.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

A CPTED assessment has been undertaken regarding the proposed development (**Appendix 19**). The site is considered to appropriately manage the ongoing safety and security of the locality through implementing the following techniques:

- Clearly defined boundaries between the site to public walkways, for example through the use of footpaths, clear entrances to residential and commercial aspects of the development;
- Clear sightlines and visibility are provided within the development area;
- Low level planting at ground level to maximise surveillance opportunities;
- Windows to the second storey provide opportunities for passive observation along both frontages of the site;
- Directional signage and adequate lighting of building and surrounding areas;
- Pedestrian and parking access points are clearly defined throughout and are easily identifiable.

Additional residential development on the site will help to further enhance the passive surveillance of the adjoining streets from the site and may contribute to increased safety and security in the area. Each dwelling is supported by lockable garages and private courtyards enclosed by suitable fencing.

4.4 SUITABILITY OF THE SITE

The site has access to all relevant services, and the proposed development makes good use of the available land within the Maitland LGA. The successful development of the site is considered to have a positive impact to the locality in that it will see the development of an R1 zoned site for residential housing purposes, that is generally constraint free. It will be a long term economic and housing asset to the neighbourhood and offers a different density of living and housing to the LGA and is suited to the population demographic of Largs and immediately adjoining suburbs.

The application design includes all elements required under the relevant planning instruments and policies, and the Maitland DCP, and there are no anticipated negative impacts on the locality because of the development. Where variations are proposed, suitable justification has been provided within the relevant Section to demonstrate consistency with the locality and land development on adjoining boundaries.

To this extent, the site is suitable for development.

4.5 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process, it is envisaged that Council may place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

4.6 PUBLIC INTEREST

The proposal represents additional residential dwellings to accommodate residential development for the locality to service the needs of the community, whilst not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality.

The proposed development reinforces the residential nature of the land and is in keeping with the character of surrounding developments. The development does not create any overbearing mass to surrounding neighbours and is generally concealed from public view.

The proposed development is in the public interest.

5 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed development is the most suitable option 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 proposed Multi Dwelling Housing and Strata Subdivision is permissible on the site with consent.
- The proposal ensures the creation of a variety of density and designed dwellings, located on suitable lots that are useable and appropriate for residential purposes.
- No adverse impact on the existing character or amenity of the area will result.
- The proposed development scale and form is consistent with the layout of the existing area without burdening the essential services supply.
- The proposed development is consistent with the intended layout and character of the Largs area.
- The provision of additional dwellings assists in meeting the objectives and associated dwelling and resident yield / population established within the Hunter Regional Plan 2041 and Maitland Local Housing Strategy.
- Development of the land will directly benefit the community through providing seventeen (17) additional dwellings to meet the housing needs of the growing community population.

It is considered that the proposal will have no significant impact on the surrounding properties that would otherwise adversely affect their enjoyment or amenity. We look forward

to Council's determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.

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