



Premise

CAERLEON MUDGE PTY LTD

Statement of Environmental Effects

STAGE 14 CAERLEON ESTATE

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1. INTRODUCTION

Premise has been commissioned by Caerleon Mudgee Pty Ltd to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for Stage 14 of Caerleon Estate at 26 Hone Creek Drive, Caerleon (also known as Lot 535 DP1272615). Stage 14 of Caerleon Estate includes the subdivision to provide 237 residential Torren's title lots, two super lots, three basin lots, two channel lots, one residue lot, associated civil works and dedication of roads to Council.

This SEE should be read in conjunction with the following supporting documentation:

- Appendix A – Project drawings
- Appendix B – Development Control Plan (DCP)
- Appendix C – Biodiversity Development Assessment Report prepared by Premise.
- Appendix D - Traffic Impact Statement prepared by PDC Consultants.
- Appendix E – Bushfire Impact Statement prepared by Premise.

This SEE has been prepared pursuant to Part 3 of the *Environmental Planning and Assessment Regulation 2021* and is provided in the following format.

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.

2. THE SITE & ITS LOCALITY

2.1 The Site

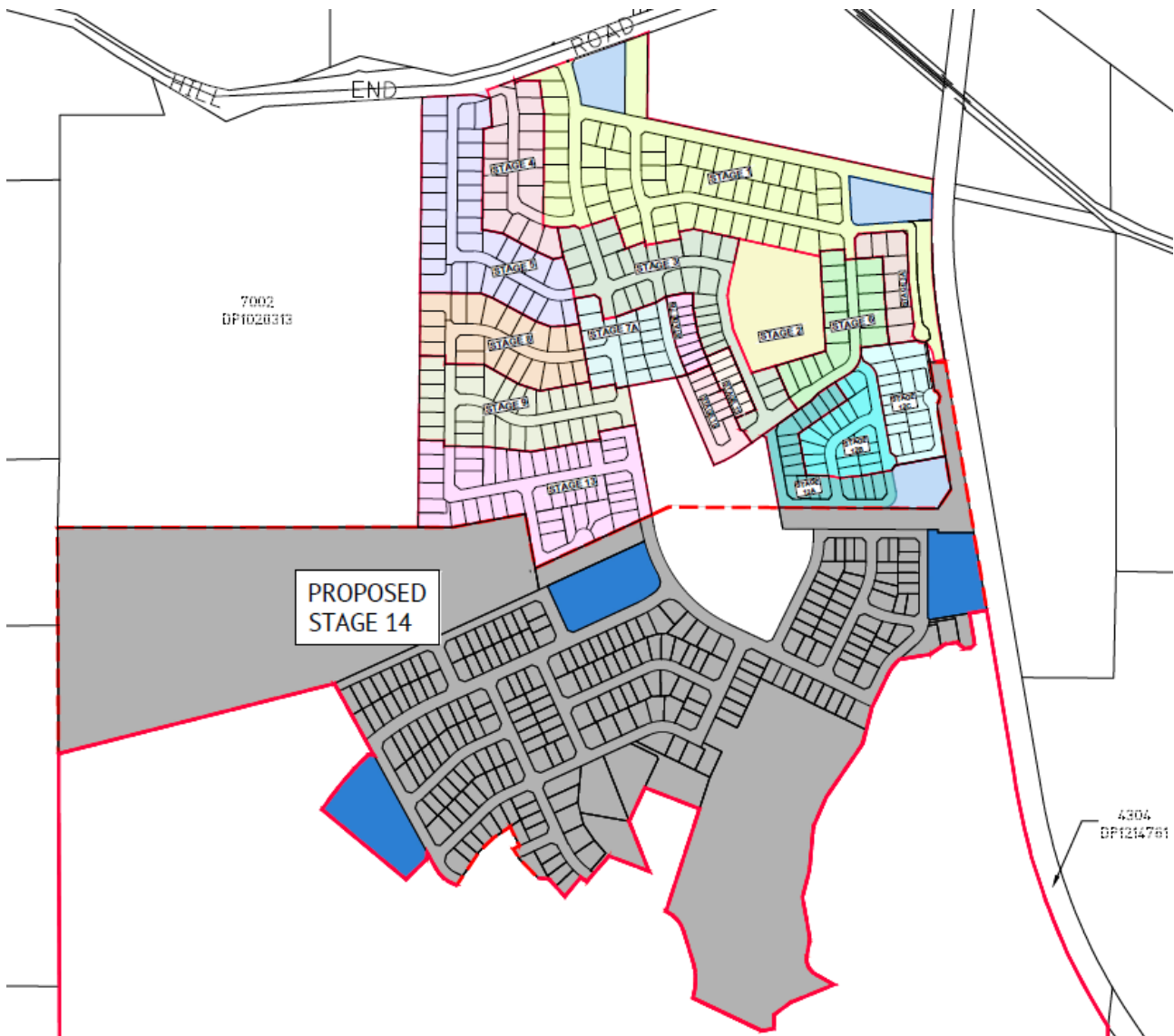
The site is known as 26 Hone Creek Drive, Caerleon, being legally defined as Lot 535 DP1272615. The lot was created as a residue lot via an earlier stage of the Caerleon Estate Development. Multiple stages of the estate are currently under construction with registration of these stages to occur over the coming months.

The existing and approved stages are illustrated within the Staging Plan in **Figure 1**.

The site has been used for historic and ongoing agricultural uses including grazing and cropping. The site has a mix of natural and exotic grassland and sporadic upper storey native vegetation. The land uses surrounding the Caerleon Estate are predominately rural. The estate is located approximately 3.5 kilometres from Mudgee Town Centres. Mudgee Recycling is approximately 1km to the West of the Estate, with Oak Tree Retirement Village located within the Stage 2 of the Estate's development.

The Estate is accessible from Hill End Road, which intersects with the Castlereagh Highway to the East. The Wallerawang Gwabegar Railway Line abuts the eastern edge of the estate; however, it is inactive.

Figure 1 – Staging Plan (1-14)



2.2 Site History and Approval

The land was rezoned in 2012 to a mix of R1 – General Residential, E3 – Environmental Management, B4 – Mixed Use and RE1 – Public Recreation via amendment 3 of the Mid-Western LEP.

On 9 August 2013, consent was granted by Mid-Western Regional Council (MWRC) for a Staged Residential Subdivision of the site creating 267 lots under DA 0428/2013 known as Neighbourhood 1.

On 11 May 2016, consent was granted by MWRC for a modification to the approved subdivision layout under DA 0253/2016.

On 6 March 2019, consent was granted by MWRC for a modification to the approved subdivision layout for Neighbourhood 1 under MA0034/2018.

The following applications are currently under consideration with Mid-Western Regional Council:

- DA0003/2022 – Proposed Stage 12A – Torrens Title Subdivision creating 18 residential lots and one residual lot.

- DA0006/2022 – Proposed Stage 12B – Torrens Title Subdivision creating 18 residential lots
- DA0015/2022 – Proposed Stage 12C - Torrens Title Subdivision creating 18 residential lots
- DA0093/2022 – Stage 13 – Torrens Title Subdivision creating 45 residential lots and one residual lot.

Figure 2 – Caerleon Estate



3. THE DEVELOPMENT

3.1 Development Description

The proposal seeks development consent for Torrens Title Subdivision, known as Stage 14 within the Caerleon Estate at 26 Hone Creek Drive, Caerleon.

In overview, the proposal includes the following: -

- Torrens Title subdivision creating 237 standard residential allotments
- Two (2) Super Lots.
- Three (3) Basin lots.
- Two (2) Channel lots.
- One (1) residue lot.
- Construction of new roads and dedication as public road.
- Civil Works including:
 - Bulk Earthworks
 - Stormwater Management
 - Servicing.

The proposed residential allotments range in area with the following configuration proposed:

- 51 Allotments with a lot size ranging from 450sqm- 499sqm.
- 104 allotments with a lot size ranging from 500sqm – 599sqm.
- 34 allotments with a lot size ranging from 600sqm - 699sqm.
- 24 allotments with a lot size ranging from 700sqm - 849sqm.
- 13 allotments with a lot size ranging from 850sqm - 999sqm.
- Eight (8) allotments with a lot size over 1000sqm; and
- Four (4) allotments with a lot size over 4000sqm.

The proposed allotments provide a range of dimensions and configurations to provide a diverse mix of housing products.

Two (2) super lots are to be created under this application for future development.

Three (3) lots would be created under Stage 14 to house proposed stormwater basins, with each basin being sized and designed to cater for stormwater runoff and located in a suitable appropriate area in terms of the Staging of Stage 14.

A stormwater channel (formed of two lots) is to be created via Stage 14 that will run along the northern boundary of stage 14 and along the southern boundaries of proposed stages 12A, 12B, 12C and 13.

One residue lot is proposed (Lot 245) which would accommodate all residual land from the original host lot, (current Lot 535), including land to the south of the proposed town centre area (consistent with the existing B4 land to the north).

The portion of the channel that traverses residue Lot 245 will benefit from an easement but will be retained within the residue lot to enable flexibility in the design of the future town centre.

4. STATUTORY PLANNING FRAMEWORK

4.1 Object of the EP&A Act

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning & Environment (DPE). In 2017, the Act was amended to provide a range of updated objects. The objects of the EP&A Act are:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development, and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental, and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities, and their habitats,*
- (f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *To promote good design and amenity of the built environment,*
- (h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is not considered to be antipathetic to the above objects.

4.2 Section 1.7

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances.

Table 1 – Section 1.7

Test	Assessment
1. <i>it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or</i>	Stage 14 contains a mix of exotic and native grassland, together with a number of native vegetation communities. A Biodiversity Development Assessment Report (BDAR) has been prepared by Premise to consider the potential for significant impacts. This concludes that the proposal would not result in significant impacts – refer Section 5.3 and Appendix C .
2. <i>the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or</i>	The project exceeds the applicable clearing threshold applying to the land (0.25 hectares) and therefore a BDAR has been prepared.
3. <i>it is carried out in a declared area of outstanding biodiversity value.</i>	The site is not an area of outstanding biodiversity value.

Source: Environmental Planning and Assessment Act 1979

An BDAR has been prepared by Premise and is provided at **Appendix E**. The report details the existing vegetation located on site and the impacts the proposed development may have. A summation of the findings is provided in Section 5.3. As a result of that assessment it is concluded that the proposal is acceptable in the context of Section 1.7 of the EP&A Act and Part 7 of the BC Act.

4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- *Mid-Western Regional Local Environmental Plan 2012*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021; and*
- *Mid-Western Development Control Plan 2013*

The requirements of these are discussed in **Section 4.5** of this Statement.

4.4 Integrated Development

Section 4.46 of the EP&A Act states development requiring consent and another activity approval is defined as Integrated Development. The proposed development is classified as Integrated Development by virtue of requiring:

- A Bushfire Safety Authority (BFSA) under Section 100B of the *Rural Fires Act 1993*.
- A Controlled Activity Approval (CSS) under Section 90 of the *Water Management Act 2000*.

In accordance with Section 100B of the Rural Fires Act, the commissioner may issue a BFSAs for development of bushfire prone land for the purposes of residential or rural residential development. The proposed development is classified as integrated development by virtue of requiring a bush fire safety authority from the NSW Rural Fire Service.

A Bushfire Assessment Report has been prepared and submitted for referral to the NSW Rural Fire Service. The report provides an assessment of the project in the context of *Planning for Bushfire Protection 2019* (PBFP). The proposed subdivision complies with the requirements of Planning for Bushfire Protection and on this basis, the proposed development is considered suitable. The bushfire assessment is provided in **Appendix E** and is discussed in **Section 5.14**.

Certain aspects of the project require installation of works or services within 40 metres of the high bank of the creek, and thus the application requires a controlled activity approval under the *Water Management Act 2000*. On this basis, the application represents integrated development.

4.5 Planning Instruments

4.5.1 LOCAL ENVIRONMENTAL PLAN

4.5.1.1 Introduction

The *Mid-Western Local Environmental Plan 2012* (MWLEP) is the applicable local planning instrument applying to the land. The aims of the MWLEP are:

1) This Plan aims to make local environmental planning provisions for land in Mid-Western Regional in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,

(b) to encourage the proper management, development, and conservation of resources within Mid-Western Regional by protecting, enhancing, and conserving—

(i) land of significance to agricultural production, and

(ii) soil, water, minerals, and other natural resources, and

(iii) native plants and animals, and

(iv) places and buildings of heritage significance, and

(v) scenic values,

(c) to provide a secure future for agriculture through the protection of agricultural land capability and by maximising opportunities for sustainable rural and primary production pursuits,

(d) to foster a sustainable and vibrant economy that supports and celebrates the Mid-Western Regional's rural, natural and heritage attributes,

(e) to protect the settings of Mudgee, Gulgong, Kandos, and Rylstone by—

(i) managing the urban and rural interface, and

(ii) preserving land that has been identified for future long- term urban development, and

(iii) promoting urban and rural uses that minimise land use conflict and adverse impacts on amenity, and

(iv) conserving the significant visual elements that contribute to the character of the towns, such as elevated land and the rural character of the main entry corridors into the towns,

(f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,

(g) to promote development that minimises the impact of salinity on infrastructure, buildings, and the landscape.

The proposed development is not antipathetic to the aims of the plan and is assessed as being specifically consistent with the aims a, b, and f of the LEP.

4.5.1.2 Mapping

A review mapping via the NSW Planning Portal identifies the following applicable mapped constraints:

Table 2 – LEP assessment

Constraint	Applicability	Section addressed
Land Application Map	Yes	Section 4.5.1
Land Zoning Map	Yes, Map_006c	Section 4.5.1.3
Lot Size Map	Yes, Map_006c	Section 4.5.1.4
Height of Buildings Map	Yes, Map_006	Section 4.5.1.5
Groundwater Vulnerable Map	Yes, Map_006	Section 4.5.1.6
Sensitivity Biodiversity Map	Yes, portions of the Estate are mapped.	Section 4.2
Flood Planning Area	No	Section 4.5.1.7

The above matters, together with other relevant LEP clauses, are discussed in the following sections.

4.5.1.3 Land Use Zoning

The portion of the subject site impacted by stage 14 is zoned predominantly R1 General Residential under the MWLREP. The objectives of the zone R1 are:

- *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 237 residential Torren's title lots, two super lots, three basin lots, two channel lots and one residue lot. Other zonings across the site include B4 – Mixed Use, RE1 – Public Recreation, R5 – Large Lot Residential and C3 – Environmental Management.

The objectives of the B4 zone are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure a form of development that is consistent with the character of the adjoining residential neighbourhoods.*

The objectives of the RE1 zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The objectives of the C3 zone are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To manage development within the water supply catchment lands of Windamere and Burrendong Dams, to conserve and enhance the district's water resources.*

Project components within the above zones are limited to the following:

- B4 – the extension of Hone Creek Drive and the proposed stormwater drainage channel;
- RE1 – the eastern extent of the proposed stormwater channel;
- C3 – land within proposed super lot (Lot 239) and land within the residue lot (Lot 245).

The proposal subdivision would not be antipathic to the objectives of the respective zones.

The proposed Torrens Title subdivision of the land is permitted with consent. The anticipated future use of the land for residential purposes is permissible on the land. Future use would be the subject of separate approvals processes.

4.5.1.4 Minimum Subdivision Lot Size

Clause 4.1 Minimum subdivision lot size establishes the required minimum lot size applicable to land within the MWLEP. The Clause requires land resulting from a subdivision to not be less than that illustrated on the Lot Size Map for the subject area.

The site features a mixed minimum lot size with the predominant requirement being 450sqm, with an area in the centre of the site having a 4,000sqm minimum. All lots achieve the applicable MLS as applying to those lots. Those lots with a split MLS satisfy the minimum requirement.

The proposal therefore complies with Clause 4.1 of the MWLEP.

4.5.1.5 Height of Buildings

The site has a maximum building height of 8.5m. As the proposal is for subdivision and not built form, Clause 4.3 of the MWLEP is not applicable.

4.5.1.6 Ground Water Vulnerability

Clause 6.4 of the MWLEP states

(1) The objectives of this clause are as follows—

(a) to maintain the hydrological functions of key groundwater systems,

(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.

(2) This clause applies to land identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—

(a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),

(b) any adverse impacts the development may have on groundwater dependent ecosystems,

(c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),

(d) any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

(a) the development is designed, sited, and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited, and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

The portion of the Estate is mapped as being groundwater vulnerable. The proposal does not entail development that would have the potential to impact groundwater or result in changes to groundwater levels. Services would be provided to all lots to ensure that waste is appropriately managed and does not pose a risk to groundwater levels.

4.5.1.7 Flood Planning Area

The site is not mapped as being located within a flood planning area; however, the Mudgee Flood Study 2021 indicates that some flooding is associated with Hone Creek in the 1% storm and the probable maximum flood (PMF) events. Consideration of the mapping provided in relation to the flood study suggests that flooding is contained within the alignment of the creek due to its incised nature in the vicinity of the site, and therefore is unlikely to lead to impacts to proposed lots adjacent to this area.

Council can be satisfied through review of flood mapping that the proposal is not likely to lead to a greater extent of flood risk to proposed lots. Through management of stormwater on site, impacts to flooding are negligible can be mitigated. All proposed stormwater infrastructure is well clear of land modelled as being inundated via the flood mapping.

4.5.2 STATE ENVIRONMENTAL PLANNING POLICY

4.5.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity SEPP) came into effect on the 1st of March 2022, repealing and consolidating the following SEPP's which are applicable to the proposal:

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.
- State Environmental Planning Policy (Koala Habitat Protection) 2021

Chapter 2 Vegetation in non-rural areas is applicable to all non-rural zoned lands in the state. The aims of the chapter are:

(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and

(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

By virtue of Clause 2.3, the Chapter 2 applies to all vegetation in non-rural area of the state which is declared by a Development Control Plan to be vegetation to which Part 3 applies.

The BDAR provided in **Appendix E** outlines the impacts the proposed removal of vegetation has in relation to Chapter 2. Furthermore, Council is able to approve the removal of vegetation as long as it does not contravene subclause (3) of Clause 2.9.

The areas impacted by Stage 14 are not:

- within a heritage conservation area, and
- does not contain any local or state heritage items, and
- is not within a place of Aboriginal significance

On this basis, the removal of native trees is permitted in line with the recommendations of the BDAR.

4.5.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021 (Hazards SEPP)* came into effect on the 1st of March 2022, repealing and consolidating the following SEPP's which are applicable to the proposal:

- State Environmental Planning Policy No. 55 Remediation of Land.

Chapter 4 of the Hazards SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 4.6 outlines that a consent authority must not consent to the carrying of development unless it has considered, among other things, whether the land is contaminated. An assessment of the contamination status of the Estate was undertaken in relation to the rezoning of the area. Previously, the site has been used for agricultural land uses. The phase 1 contamination assessment did not reveal any areas of contamination within the extent of Stage 14. Based on this, it is highly unlikely the site is contaminated due to previous land uses, with the site being undisturbed and not used for any potentially contaminating activities.

A search of the NSW EPA contaminated land record was undertaken for contaminated sites within the Mid-Western Regional LGA on 28 February 2022. No notices relating to Estate were identified or within 10km of the Estate.

The closest listed site is the Mobil Depot located on Douro Street, Mudgee.

On the basis of the above, the development is considered to be acceptable in the context of the provisions of the Hazards SEPP.

4.5.2.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP)* came into effect on the 1st of March 2022, repealing and consolidating the following SEPP's which are applicable to the proposal:

- State Environmental Planning Policy (Infrastructure) 2007

Chapter 2 of the TI SEPP aims to facilitate the effective delivery of infrastructure throughout the state. Certain development is required to be referred to Transport for NSW for comment should the relevant triggers for traffic generating development be met.

The development proposes 237 residential allotments, which therefore triggers referral to TfNSW as it proposes more than 200 allotments.

A Traffic Impact Statement has been prepared and is submitted within **Appendix F**.

Further, a proposed stormwater basin is proposed on the eastern portion of Stage 14, abutting the Wallerawang Gwabegar Railway Line. The basin will discharge via the existing culvert under the rail line at rates/velocities which are consistent with current discharge levels via the existing culvert. During the installation of the basin, excavation is required, to a depth of approximately 2 metres below ground level. Clause 2.98 of the TI SEPP requires referral of the DA to the relevant Rail Infrastructure Manager (in this case UGL) where excavation is greater than 2 metres within 25m of the rail corridor.

Premise has sought initial feedback from UGL with respect to the project, however no comments have been received at the time of submission beyond an acknowledgment of the request.

4.5.3 DEVELOPMENT CONTROL PLANS

4.5.3.1 Mid-Western Development Control Plan 2013

The Mid-Western Development Control Plan 2013 (DCP) applies to the site. **Appendix B** provides a summary of relevant matters raised via the DCP together with an assessment of project specific compliance. As the Estate has a site specific DCP – Caerleon DCP- this is included within **Appendix B**.

As outlined within **Appendix B**, the development is generally compliant with all relevant provisions of the Development Control Plan.

5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

Pursuant to Schedule 1 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of section 4.15(1)(b) and the former NSW Department of Urban Affairs and Planning's (nd) *Guide to Section 79C*.

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act relate to the suitability of the site for the development and the public interest.

5.1 Context and Setting

The proposed Stage 14 subdivision of Caerleon Estate would present a logical continuation of the existing residential development of the land reflecting the overarching zoning and the strategic growth as outlined in the Caerleon DCP structure plan. The eventual development of the landscape would be consistent with the intended character for the area as reflected by the plan. The project would not deter from scenic quality or features of the landscape and is suitable for the area. Once completed, the character and amenity of the locality will be reflected within the streetscape through street landscaping and landscaping on each allotment.

The proposed density and layout are compatible with the overall scheme Staging Plan of the estate and is consistent with the aims and objectives of the Caerleon Estate Development.

5.2 Access, Transport and Traffic

A Traffic Impact Assessment prepared by PDC Consultants is provided within **Appendix D**. The reports assess the existing conditions of the road network in proximity to the Estate as well as the predicted impacts of the proposed development.

The report provides the following conclusion pertaining to the Stage 14 Development:

- The subject subdivision gains access to the existing local road network via a proposed internal road network to the north and south, being delivered as part of earlier and later subdivision stages, respectively. The subdivision will be served by a network of local residential and collector streets, providing access between residential lots, local centres, and the broader road network.
- Given the existing performance of the Castlereagh Highway / Hill End Road intersection is excellent and comprehensive traffic assessment has been undertaken during stages of the Caerleon Estate development, no further detailed traffic analysis of the subject subdivision has been undertaken within this TIA.

- Nevertheless, traffic impacts arising from the Stage 14 subdivision are expected to be minimal, in the context of the route choices available and external road network upgrades being delivered to facilitate the broader Caerleon Estate.

On the basis of the above, the project is considered to be acceptable in the context of the local traffic environment and would not lead to any unintended consequences.

5.3 Public Domain

The proposal provides areas of public domain, including stormwater basins and channel, roads and a residue lot (Lot 245) that will house a future village centre. This area would be the subject of a separate application and would be designed to ensure that necessary services and provisions are provided to meet the needs of the local community.

5.4 Servicing

The proposed subdivision is serviced by the extension of essential services as outlined via the proposed concept drawings at **Appendix A**. All proposed lots would be fully serviced by essential services.

5.5 Heritage

The site does not contain any mapped sites or artefacts of Aboriginal or historic heritage significance.

The site has been the subject of a due diligence Aboriginal heritage assessment in 2012 and a more recent site walkover by the Local Aboriginal Land Council. The original due diligence identified a number of artefacts elsewhere on the site; however, these are not impacted by the footprint of the proposed stage 14 works.

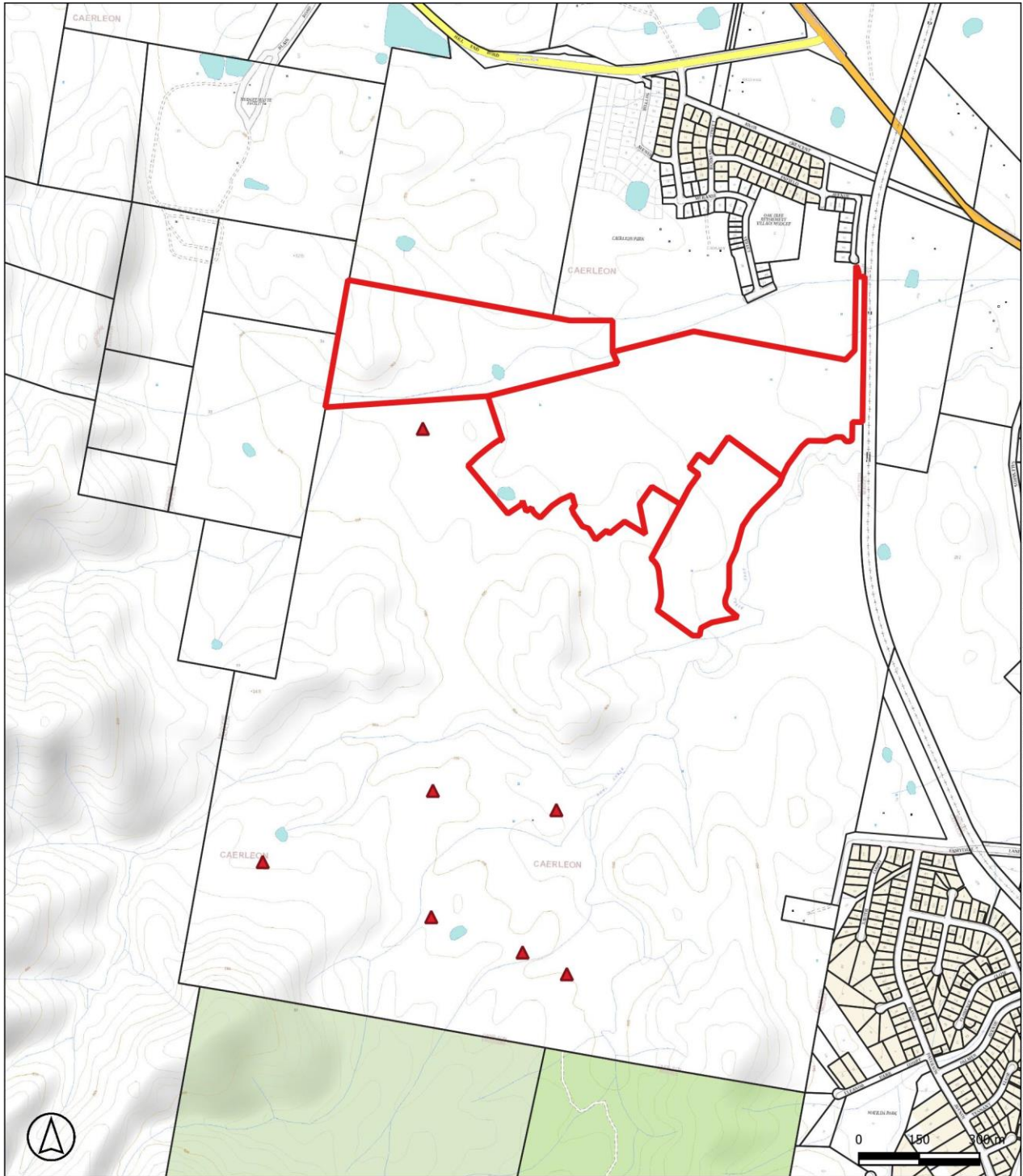
A site walkover completed on the 31 January 2022 identified no sites or artefacts of significance. Thus, the development has discharged the applicable due diligence obligations and may proceed with caution. An unexpected finds protocol will be implemented in the event of any significant finds of heritage value during the construction phase.

Figure 3 depicts the location of known items and confirms that Stage 14 would not impact these.

The extents of stage 14 would be identified at the commencement of construction to ensure no intended impact to areas outside of the stage. Future stages with the potential to impact these mapped items would need to address impacts further.

An unexpected finds protocol would be implemented during construction to minimise any residual risk.

Figure 3 – Aboriginal heritage items



- LEGEND
- Lot boundaries
 - Proposed Stage 14
 - AHIMS search results



PROPOSED DEVELOPMENT
Caerleon Estate Stage 14

5.6 Other Land Resources

The land has been zoned for urban purposes and would not lead to the loss or alienation of any resource rich land.

5.7 Water

The site features no mapped waterway, noting that Hone Creek is located adjacent to the south-eastern boundary of the proposed stage.

Stormwater would be managed within the subdivision to discharge to the proposed northern stormwater channel and then discharge off site at rates consistent with pre-development levels.

Certain aspects of the project require installation of works or services within 40 metres of the high bank of the creek, and thus the application requires a controlled activity approval under the *Water Management Act 2000*. On this basis, the application represents integrated development. These works are generally limited to roads and services. These would be provided in the outer 50% of the 40-metre offset from the creek high bank, consistent with the Natural Resource Access Regulator *Guidelines for controlled activities on waterfront land* (2018).

5.8 Soils

A soil assessment was completed to inform the planning proposal prepared in 2012 when the land was rezoned. This included soil sampling and laboratory analysis of samples.

The report concluded that the site was suitable for residential use.

5.9 Air and Microclimate

The operative use of the site as a residential subdivision is not likely to lead to any air or microclimate impacts in the longer term. Short term air quality impacts are likely during construction phases – refer **Section 5.18** for proposed mitigation measures.

5.10 Flora and Fauna

Premise has prepared a BDAR for the site on the basis that the extent of clearing of native exceeds the applicable clearing threshold. The site has been the subject of a BDAR which has identified areas of the site that will be avoided, mitigation measures to reduce impacts, and offsetting to managing residual clearing of vegetation. The extent of proposed Stage 14 is predominantly characterised by low quality groundcover with a number of areas of more significant vegetation, including a number of isolated paddock trees.

The BDAR for the site concludes:

The Caerleon Stage 14 subdivision would result in the loss of 0.93 ha of PCT 266 Woodland (good), 2.64 ha of PCT 266 DNG (good), 5.28 ha of PCT 266 DNG (poor), 0.64 ha of PCT 281 Woodland (moderate) and 20.39 ha of PCT 281 Exotic Grassland (poor). The future VI score will be zero for all areas.

The BAM Credit Calculator valued the losses of:

- *0.93 ha of PCT 266 Woodland (good) at 25 credits*

- 2.64 ha of PCT 266 DNG (good) at 42 credits
- 5.28 ha of PCT 266 DNG (poor) at 0 credits
- 0.64 ha of PCT 281 Woodland (moderate) at 15 credits
- 20.39 ha of PCT 281 Exotic Grassland (poor) at 0 credits

giving a total of 82 Ecosystem Credits.

The proposed Caerleon Stage 14 residential subdivision will result in Ecosystem Credits and Species Credits for native vegetation removal as calculated by the BAM credit calculator. Caerleon Mudgee Pty Ltd is committed to satisfying the biodiversity credit requirements using offset mechanisms allowed by the NSW Biodiversity Offsets Scheme (i.e., contribution to the Biodiversity Trust Fund administered by the NSW Biodiversity Conservation Trust, purchase of existing credits on the market, funding of a biodiversity conservation action and retirement of biodiversity credits).

The BDAR provides a robust assessment of the proposed works to ensure that avoidance, mitigation and offset is provided that is proportionate to the project and ensures compliance with the provisions of the BC Act.

5.11 Waste

Waste associated with the construction of the development would be disposed of at an appropriate waste disposal facility and in accordance with relevant requirements.

5.12 Stormwater

Mid-Western Regional Council has adopted the Northrop Stormwater Management Report as the overarching document for the treatment of developed stormwater runoff for the Caerleon Estate.

This report outlines how development design will

‘.manage stormwater runoff such that it is not increased beyond the existing undeveloped state for the 1 in 100-year ARI storm event’

and attain Water Sensitive Urban Design (WSUD) removal targets.

Premise has prepared an updated Stormwater Management Report (**Appendix F**) for the whole of the Caerleon estate development which aims to address:

- level of impervious area increasing from 35% to 50% for urban residential areas; and
- the adjustment to the Caerleon Estate precinct layout.

A stormwater channel is proposed in the northern extent of stage 14 which would accommodate flows from the proposed basins within the development. The Premise SMR shows the 1 in 100-year ARI post development peak flow is reduced to 15.3 m³/s compared to 15.5 m³/s of the predevelopment flows at the Wallerawang Railway culverts. Through appropriate design of the basins and channels, no impact to the rail corridor is predicted.

The Premise report provides confidence by way of conceptually sizing all proposed stormwater treatment basins within the newly formed stage 14 precinct, situated immediately south of the proposed stormwater channel effectively finalizing the method of stormwater runoff treatment north of Hone Creek.

In detail, there are three (3) proposed basins to cater for proposed Stage 14 and surrounding development Stages of the Estate. An inter-allotment drainage line is proposed for each lot and will be directed into the public stormwater network and a detention basin.

5.13 Noise & Vibration

The proposal is located adjacent to existing and future residential zoned land. There are no significant noise generating activities in the immediate locality that would give rise to unreasonable noise impacts to future residential receivers.

Construction noise would be managed through standard measures including working during approved hours, ensuring machinery is appropriately maintained and through adoption of other industry standard practices.

On this basis, the proposal is unlikely to give rise to unreasonable or significant noise impacts.

5.14 Natural hazards

5.14.1 BUSHFIRE

The western extent of proposed stage 14 is mapped as bushfire prone, as reflected in **Figure 4**.

A bushfire assessment has been prepared by Premise and is provided in **Appendix E**.

The bushfire assessment makes the following conclusion:

As the site has been identified as being bushfire prone land, an assessment of the site has been undertaken in accordance with PBFP (NSW RFS 2019). The results of this assessment are outlined in this report indicate the site is suitable for the proposed residential development from a bushfire perspective. Each lot can achieve compliance with the requirements of PBFP.

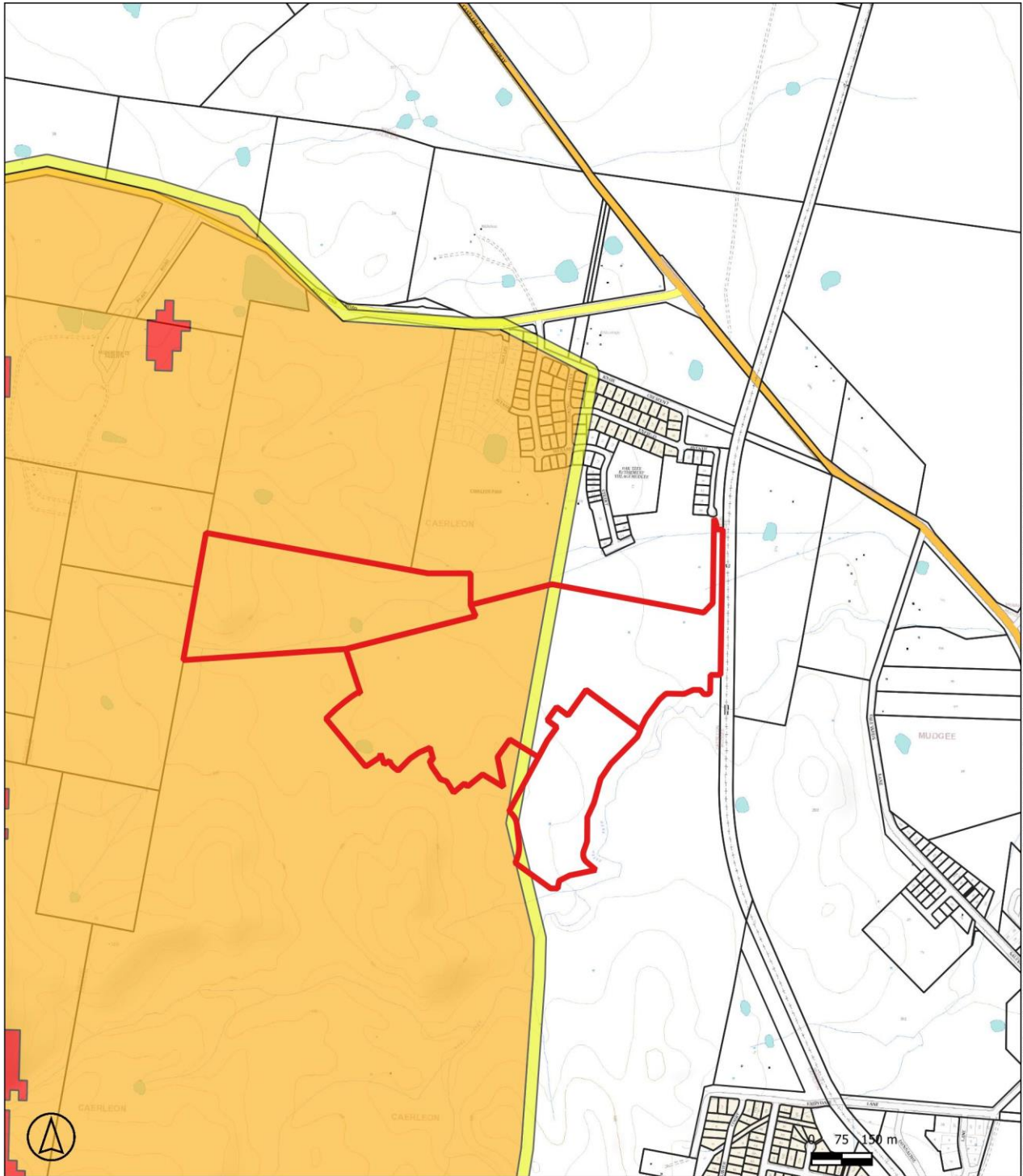
The BRA makes the following recommendations:

On-going maintenance of the APZs (if required) is to ensure regrowth and fuel load replacement does not occur. This will be the responsibility of the property owners and would be required as a condition of consent for dwellings on the proposed lots and imposed as a restriction to user on new land titles.

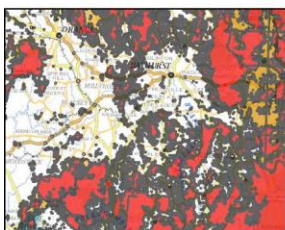
As noted, each lot created with this development will be cleared of any vegetation. Any future landscaping of each lot will be maintained to ensure there is no fuel load present.

Lots on the western and north-western extent would feature s.88b instruments providing legal access to adjacent land for the purposes of maintaining required asset protection zones. These instruments will be removed when subsequent stages are developed and the need for APZ's is removed.

Figure 4 – Bushfire Prone Land Map



EPG:7835 Prepared by: David Walker Date: 3/3/2022 Directory: C:\Users\David Walker OneDrive - Premise\Desktop\GIS workspaces and Templates\Projects\319171_Caerleon desktop.aprx Sources: Google Earth Imagery



- LEGEND**
-  Lot boundaries
 - Bush Fire Prone Land**
 -  Buffer
 -  Category 1
 -  Category 2

The following lots will require a section 88b instrument to be implemented that provides rights of access to the adjacent land to enable APZ standards to be maintained until such time as the adjacent land is developed for residential purposes (as proposed).

The proposed lots affected by this recommendation are:

- 140-141,
- 226-227 and
- 231.

Subject to the implementation of the necessary restriction, the project can be developed in a manner that ensures compliance with the objectives of PBFP2019.

5.14.2 FLOODING

The site is not mapped as being located within a flood planning area; however, the Mudgee Flood Study 2021 indicates that some flooding is associated with Hone Creek in the 1% storm and the probable maximum flood (PMF) events. Consideration of the mapping provided in relation to the flood study suggests that flooding is contained within the alignment of the creek due to its incised nature in the vicinity of the site, and therefore is unlikely to lead to impacts to proposed lots adjacent to this area.

Council can be satisfied through review of flood mapping that the proposal is not likely to lead to a greater extent of flood risk to proposed lots. Through management of stormwater on site, impacts to flooding are negligible can be mitigated. All proposed stormwater infrastructure is well clear of land modelled as being inundated via the flood mapping.

5.15 Safety, Security and Crime Prevention

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. These principles are discussed below in relation to the proposed development and include surveillance, access control, territorial reinforcement, and space management.

The proposed development would not result in an adverse impact on safety, security or crime prevention for the locality or future residents of the subdivision.

5.16 Social Impact

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

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

The subdivision could not present any unacceptable social impacts to the existing stages of the Estate under construction or the surrounding areas of Mudgee.

5.17 Economic Impact

The proposed Stage 14 will bring positive economic impacts to Caerleon and Mudgee township through the provision of additional construction jobs and civil works through the construction of stage 14, whilst also providing access to additional housing to cater to the growing demand for housing within the Mid-Western region.

5.18 Construction Impacts

Construction impacts would be short-lived and manageable. The following standard construction management measures would be implemented to ensure impacts to the locality are minimised:

- Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on public holidays) would be implemented.
- Avoiding dust generating activities during windy and dry conditions; and
- Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in contravention of Section 124 of the Protection of the Environment Operations Act 1997 and Clause 16 of the Protection of the Environment Operations (Clean Air) Regulation 2010.

5.19 Suitability of the Site

This report has demonstrated the proposed Stage 14 development of Caerleon Estate is suitable, as it achieves compliance with the applicable SEPPS, LEP and DCP controls. The site has been deemed suitable for residential development with the proposed subdivision plan contributing to a mix of residential dwelling types and provides further opportunities for future development with the Estate.

5.20 The Public Interest

The development provides greater opportunity for housing diversity within the growing Mudgee LGA. There will be no adverse impact on the adjoining properties regarding solar access and visual privacy and is therefore considered to be in the public interest.

6. CONCLUSION

The proposed Stage 14 development of Caerleon Estate at 26 Hone Creek Drive, Caerleon is permissible with consent pursuant to the MWLEP.

This SEE provides an assessment of the proposal against the relevant EPI's and identifies the proposal is consistent with the aims, objectives and controls of the relevant instruments and policies. The proposal provides additional access to residential development within the Mid-Western Region and is an extension of the Caerleon Estate currently under construction and reflects the indicative layout established under the Caerleon DCP.

This report has demonstrated the proposal achieves compliance with Section 4.15 of the EP&A Act and the relevant development standards/ controls and is consistent with the vision for Caerleon Estate.

7. REFERENCES

Table 3 – References

References
Department of Urban Affairs and Planning (DUAP). nd, <i>Guide to Section 79C</i> , NSW Department of Urban Affairs and Planning, Sydney.
Department of Urban Affairs and Planning (DUAP). 2001, <i>Crime Prevention and the Assessment of Development Applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979</i> , DUAP, Sydney.
Minespex. 2012, <i>Blaxland Property Preliminary Soil Salinity Assessment</i> .
Envirowest. 2012, <i>Preliminary contamination assessment Caerleon, Hill End Road, Mudgee</i>
Kelleher Nightingale Consulting Pty Ltd. 2012, <i>Mudgee Residential Rezoning Aboriginal heritage due diligence assessment</i>
NSW Department of Industry. 2018, <i>Guidelines for controlled activities on waterfront land: Riparian corridors</i> . Accessed from: https://www.nrar.nsw.gov.au/_data/assets/pdf_file/0003/367392/NRAR-Guidelines-for-controlled-activities-on-waterfront-land-Riparian-corridors.pdf



APPENDIX A

PROJECT DRAWINGS



APPENDIX B

DCP COMPLIANCE TABLE

Table 4 – Development Control Plan Matters and Assessment

DCP Section	DCP Control	Assessment of Compliance
Part 5 – Development Standards		
5.3 Stormwater Management	The DCP requires all development address the design and specifications to achieve the performance targets outlined in Table 1.	The proposal achieves compliance with the stormwater management requirements in the DCP. The proposal is for the subdivision of land to create residential lots and includes road construction. All roads and residential lots within the Caerleon development are designed to drain to the basins within the precinct. These basins function as stormwater detention and treatment basins before the stormwater is discharged to the natural watercourses downstream. The proposed development includes construction of stormwater pits and pipes which will connect to the proposed 3 basins across the Stage.
5.4 Environmental Controls	<p><i>Protection of Aboriginal Archaeological Items</i></p> <p>(a) Aboriginal archaeological relics are protected by the provisions of the National Parks and Wildlife Act 1974, which makes the disturbance or destruction of these relics, without permission of the Director, an offence.</p> <p>(b) Proponents should determine whether their site has potential archaeological significance and if so, should submit an archaeological survey with their development application. Generally, where a site is located near a water course or on an elevated area, an archaeological study will be required.</p> <p>(c) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an Aboriginal Heritage Impact Permit is required.</p>	The site does not contain any Aboriginal archaeological items.
	<p><i>Bushfire Management</i></p> <p>(a) Where the development site is affected by a bushfire hazard as identified on the Bushfire Prone Land Map produced by the NSW Rural Fire Service, the design and management of the development shall comply with the guideline "Planning for Bushfire Protection" and where required; the Australian Standard AS 3959 - Construction of</p>	A Bushfire Report has been prepared and submitted with this application as the site is identified as bushfire prone land.

<p>Buildings in Bush Fire Prone Areas.</p> <p>(b) Buildings shall be located to ensure that requirements for fuel free or fuel reduced zones do not impact on existing native vegetation on the site.</p> <p>(c) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP & A Act 1979 and if a Bushfire Safety Authority is required.</p>	
<p><i>Riparian and Drainage Line Environments</i></p> <p>(a) Proponents must identify all drainage lines, streams, creeks, and rivers on development plans and identify how the development has been designed to respect and be setback from such waterways and their vegetation.</p> <p>(b) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP & A Act 1979 and if a water use approval, water management work approval or activity approval is required.</p>	<p>The subject site does not contain any riparian or drainage line environments. Hone Creek, a fourth order stream, is located on the boundary of the stage. Works would occur within 40 metres of the creek and thus a controlled activity approval is required. The application is therefore integrated development.</p>
<p><i>Pollution and Waste Management</i></p> <p>(a) Proponents should indicate all waste streams i.e., trade, liquid, chemical, solid, medical, and clarify how they will be managed and contained safely on-site and disposed of such that there are no environmental impacts or effects on adjoining properties, stormwater or sewerage systems or waterways.</p> <p>(b) Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an environmental protection license is required.</p>	<p>The proposed subdivision will not result in any pollution or waste beyond the construction and on-going waste from residential properties. Each lot will be serviced by Council's waste management service and each lot has sufficient area for bin presentation directly fronting the public road.</p>
<p><i>Threatened Species and Vegetation Management</i></p> <p>(a) An assessment of any potential impact on native flora and fauna is to accompany a development application. If considered necessary by Council a Flora and Fauna Impact</p>	<p>A BDAR has been prepared for the stage and is provided along with this application. The BDAR confirms that avoidance and mitigation have been achieved, and that offsetting is required to mitigate the minor residual amounts of clearing. A credit liability will need to be discharged prior to works commencing.</p>

Assessment will be required from a suitably qualified professional. This Assessment will determine whether a Species Impact Statement will be required.

(b) Development applications should indicate all existing vegetation.

(c) Buildings and access areas should be sited to avoid removal of trees

Part 7 – Subdivision

7.1 Urban Subdivision

Lot Size

The minimum lot size is determined by the Mid-Western Regional LEP 2012

(a) All lots must have street frontage.

(b) As slope increases the minimum size of the lots will be required to increase according to the following: -

0-10°	600m ²
10-15°	700m ²
15-20°	800m ²

(c) Development will not be permitted on slopes more than 20°. All lots must have a minimum width of 16m at the building line (4.5 metres from the front property boundary) in the case of lots within residential and village zones.

Battle-axe handles in R1General Residential and R3 Medium Density Residential and RU5 Village zones must have a minimum width of 4m and R2 Low Density residential and R5 large lot residential zones must have a minimum width of 6m

Lot Design

(a) For infill developments in established areas, lot orientation should optimise solar access while taking account of the existing pattern and solar orientation of development.

Each lot within the subdivision is greater than 450m² in area.

All lots have direct frontage of 12.5 metres or more to a public road.

The site is generally flat and is suitable for lots with an area of 450m².

Larger lots are located where the gradient is slightly steeper and achieve the applicable 4,000m² lot size for this area.

Six battle axe lots are proposed as noted above and have a handle width of 6 metres or more.

The proposed subdivision is within a new release area abutting an established residential area. The road configuration defines the lot layout which maximises solar access by providing north south lots. Each lot is generally rectangular in shape and has the opportunity for a dwelling to be designed allowing for more than 3 hours of sunlight to private open space areas between 9am and 3pm on 21 June.

(b) For subdivisions in new release areas and at the edge of established residential areas, orientation should maximise solar access by providing a north-south orientation within the range of 30° east of north or 20° west of north as the preferred option. Lots orientated east-west should have increased width and the midpoint of each lot with access to a minimum of 3 hours sunlight between 9.00 am and 3.00 pm on 21 June (Winter Solstice)

(c) Lots should be generally rectangular in shape. Lots on the southern side of the road should provide a greater frontage to allow better solar orientation of the future dwelling.

(d) Corner lots should be created of a sufficient area to allow development for the purposes of dual occupancies with the supply of appropriately located independent utility connection points.

Street Design and Layout

(a) A Traffic Impact Statement is to be submitted for any subdivision involving 5 or more allotments and, in all cases, where the creation of a new road is proposed.

(b) A subdivision layout will need to detail the road hierarchy and how the development integrates with the existing residential area. New roads associated with subdivisions must provide 'through road' connections between surrounding roads and road heads where they exist in the locality.

(c) Where a cul-de-sac treatment is unavoidable, the applicant will need to incorporate pedestrian linkages between streets throughout the subdivision. Multiple use of cul-de-sacs and "no through roads" is discouraged.

(d) The maximum number of lots serviced by a cul-de-sac in a residential zone is 12, or otherwise a cul-de-sac is restricted to less than 150 metres in length.

(e) A subdivision involving more than 80 residential lots should be able to accommodate travel without excessive

The layout of the subdivision and roads has been established through the preceding development applications. The street network is generally in line with the indicative layout plan in the DCP.

A Traffic Impact Statement has been prepared to demonstrate the proposed subdivision would not be detrimental to the existing road network.

<p>backtracking.</p> <p><i>Road Standards for New Development</i></p> <p>A road hierarchy has been established in Mudgee and distinguishes between, Minor Roads, Collector Roads, Sub Arterial Roads and Arterial Roads. This hierarchy is to be maintained. The following [table in the DCP] sets out the required standards for the construction of new roads.</p>	<p>The proposed roads are consistent with the road hierarchy already established.</p>
<p><i>Urban Road Standards</i></p> <p>Access to and within a residential subdivision (the road network and internal roads) are to be upgraded or constructed to the following standards. All roads are to be constructed with asphalt or bitumen in accordance with AustRoads standards.</p>	<p>Roads will be constructed the relevant standards.</p>
<p><i>Cycle ways and Footpaths</i></p> <p>(a) Cycle ways and alternative pedestrian networks are encouraged within new subdivisions. Where the site is included in a cycleway plan or pedestrian strategy, the design of the development will need to address this. In other cases, all new residential subdivisions are required to plan and provide combined pedestrian/cycle ways, which will provide direct, convenient, and safe access to major facilities e.g., schools, playing fields, playgrounds, shops, bus stops, etc.</p> <p>(b) Ends of cul-de-sacs may be required to include pedestrian pathways (or share ways) preferably in conjunction with stormwater drainage to provide access to adjacent streets or parks. The minimum width of pathway and/or drainage overland flow outlets is 10metres.</p> <p>(c) The developer will be required to pay council a contribution for the installation of cycle ways and footpaths prior to the release of a subdivision certificate.</p>	<p>Cycleways and footpaths will be constructed as part of the development and will be included as part of the detailed design.</p>
<p><i>Open Space</i></p> <p>(a) Subdivision of Greenfield sites where more than 20 lots are proposed shall ensure that all lots are within 400m of a local park, playground, or passive open space</p>	<p>There is no requirement for the proposed subdivision to provide open space. Areas of open space have been established in the Caerleon DCP.</p>

	<p>(b) Where on-site detention basins are proposed to double as open space the basin must include a sizeable, raised level area which incorporates playground or fitness equipment or the like and shading landscaping to ensure that it can be activated for active and passive recreation.</p>	
	<p><i>Landscaping</i></p> <p>A Landscape plan detailing the proposed treatment of the public domain is required to be submitted with the development application. This plan is to include treatment of the nature strip, street furniture, paving materials etc.</p> <p>Land to be dedicated as a public reserve is to be top soiled, levelled and turfed prior to the release of the Subdivision Certificate. The developer will need to maintain this land for a period of two years and therefore the construction of the public reserves at the start of a green field subdivision is encouraged.</p> <p><i>Street Trees</i></p> <p>All new lots require the establishment of 2 street trees per lot. The developer is required to pay a levy Council to carry out these works in the future. This is the preferred method for street tree planting as Council can plant these trees after much of the construction work (80% of the lots have been built upon) has taken place. The fee associated with this type of arrangement will be provided in Council's Management Plan.</p>	<p>Landscaping of each lot will be provided with dwelling construction and will be undertaken in accordance with the Design Guidelines for the Caerleon Estate. Street trees will be provided with the construction of public roads and will be in accordance with the Caerleon DCP requirements.</p>
	<p><i>Utility Services</i></p> <p>A servicing plan shall be submitted with the development application and include the provisions of underground electricity, reticulated sewer and water services, drainage, and telecommunications to the development.</p> <p>Evidence of consultation with the relevant authorities is to be submitted with the development application.</p> <p>In the R1 General Residential Zone and the R3 Medium Density Residential Zone an initial assessment will be</p>	<p>Each lot can be serviced by extension of the services available in Hone Creek Drive. A plan will be prepared and submitted with the detailed design of the subdivision demonstrating all services can be extended to service each lot.</p> <p>The subdivision plan submitted with this application illustrates location of stormwater and sewer, with water and electricity/NBN to be included in the detailed design.</p>

	<p>undertaken at the development application to nominate those lots considered suitable for dual occupancy development. This assessment will have regard to the requirements of this DCP (see Section 2.2 and 3.1) and the suitability of the site. Where a site has been nominated Council will require dual utility services to be provided for those lots. Dual services are to include water, sewer, stormwater, electrical and telecommunication services. Identification of the site does not pre-empt that development consent will be given for dual occupancy development. Any subsequent Development Application for a dual occupancy will be subject to a full assessment pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979.</p>	
	<p><i>Drainage</i> Refer to section 5.3 Stormwater & Drainage</p>	<p>Addressed under Section 5.4 discussion above and in the Caerleon DCP section of this appendix.</p>
<p>Part 8 – Site Specific Controls</p>		
<p>8.3 Caerleon Residential Area</p>	<p>Site specific controls have been developed for the Caerleon precinct northwest of Mudgee. The full detail of these controls is outlined in Appendix C Draft Caerleon Development Control Plan. The Caerleon Precinct is to be assessed in accordance with the whole DCP except where specific provision is made for a standard in Appendix C.</p>	<p>Consideration and assessment against the controls outlined in Appendix C of the DCP is provided in this report.</p>



APPENDIX C

BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT



APPENDIX D

TRAFFIC IMPACT ASSESSMENT



APPENDIX E

BUSHFIRE ASSESSMENT



APPENDIX F

STORMWATER MANAGEMENT REPORT



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