

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED TOWNHOUSES

at

67 CARRINGTON STREET
HORSESHOE BEND NSW, 2320

for

PRIDE BUILT HOMES

REVISION A
MAY 2023

HOOVER GROUP PTY LTD
DESIGN & DEVELOPMENT

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Hoover Group Pty Ltd, in support of a Development Application to Maitland City Council for three proposed townhouses located at 67 Carrington Street Horseshoe Bend 2320 NSW.

The development consists of the construction of three two-storey townhouses which have been designed to compliment and comply with the historical context of the area as well as the relevant flood regulations. This statement should be read in conjunction with the following documentations:

- *Architectural Drawings prepared by Hoover Group Pty Ltd.*
- *BASIX Certificate prepared by Building Sustainability Assessments.*
- *Historical Impact Statement prepared by Heritas Heritage and Conservation*
- *Drainage Plans prepared by AL Civil Design*
- *Site Contamination Assessment prepared by Positive Fix Pty Ltd Consulting Engineers*
- *Archaeological Due Diligence Assessment prepared by McCARDLE Cultural Heritage*
- *Cost estimate report prepared by MCG Quantity Surveyors*



Figure One: Aerial image showing subject site highlighted blue (Source: Nearmap)



Figure Two: Zoomed Aerial image of the subject site (Source: Nearmap)



Figure Three: View from Carrington Street at 67 Carrington Street Horseshoe Bend Site
(Source: Hoover Group)



Figure Four: View of the Site looking towards Carrington Street Horseshoe Bend
(Source: Hoover Group)



Figure Five: View from inside the front fence looking towards rear of 67 Carrington Street Horseshoe Bend (Source: Hoover Group)



Figure Six: Existing Tree on site to be removed. (Source: Hoover Group)



Figure Seven: Existing Two Storey Dwelling located at 6 Robins Street Horseshoe Bend
(Source: Hoover Group)



Figure Eight: Existing Two Storey Dwelling located at 111 Carrington Street Horseshoe Bend
(Source: Hoover Group)

4.0 SITE ANALYSIS

COUNCIL	The subject site is located within the Maitland City Council.
PLANNING CONTROLS	-- Maitland Local Environmental Plan 2011 -- Maitland Development Control Plan 2011
ZONING	Zone R1: General Residential (Reference: ePlanning Spatial Portal)
SITE AREA	Lot 1 - 1039m ²
SITE LOCATION	The subject site is situated within the historical Maitland suburb of Horseshoe Bend. Horseshoe Bend is located approximately 1.5km from central Maitland and is nearby to a range of services, hospitality and retail shops. The site is located within a residential area.
SITE DESCRIPTION	The site is a clear site which has one tree located on the south-western corner. The site slopes gradually towards Carrington Street.
ADJACENT DEVELOPMENT	No.71 Carrington Street Horseshoe Bend – It is currently occupied by a single storey dwelling. No.65 Carrington Street Horseshoe Bend – It is currently occupied by a single story dwelling. Jurisdiction ID 172373: It is currently occupied by a single storey dwelling. No.8 Albert Street Horseshoe Bend: It is currently occupied by a single storey dwelling. No. 9 Robins Street Horseshoe Bend: It is currently occupied by a single storey dwelling.

HERITAGE	The subject site is within the Central Maitland Heritage Conservation Area (Significance: Local)
ACID SULPHATE SOIL	Class 4
FLOOR SPACE RATIO	N/A
HEIGHT OF BUILDING	N/A
FLOOD PLANNING	Flood Planning Area
MINIMUM LOT SIZE	450m2

5.0 PROPOSED DEVELOPMENT

The proposed development is illustrated in the Architectural Plans prepared by Hoover Group Pty Ltd, identified as PBH-202301.

The proposed development consists of the construction of three two-storey townhouses and relevant landscaping. Each townhouse will have a double garage, two bedrooms, two bathrooms, a laundry and storage facilities and a large open plan living area.

The townhouses will be clad in James Hardie 'Sycon Linea' Weatherboards with enclosed dry pressed brick piers at the base. A site analysis of the surrounding area revealed that weatherboards are a common and suitable material within this area and is recommended by Maitland City Council within their. The weatherboards will be painted in Dulux 'Tranquil Retreat' and the balustrades, posts, fascia, and trims will be painted timber in the Dulux Colour 'Vivid White' which will result in a simple, and subtle external appearance. The roof will be corrugated Colorbond Steel in the colour 'Shale Grey' with gutters to match. This roof colour and material is recommended by the council.




From Carrington Street, majority of the view will be of Unit 1 which will include a large porch and balcony, complimenting the style of other dwellings within the area. From nearby Robins and Albert Street, you will be able to view the townhouses and therefore careful consideration has been undertaken to ensure that they present simple and aesthetic to the area. Furthermore, discussions with Clare James at Maitland City Council has influenced the choice of townhouse locations within the site, including separating the townhouses to allow for the local characteristics of a large open lots to remain present as much as possible.


DESIGN OBJECTIVES:

The general objectives of the proposed design include:

- Maximise the building opportunity on the site;
- Minimise visual impact on streetscape by using simple and aesthetic building materials;
- Retain historical characteristics of the area;
- Minimise the potential impacts on the amenity of surrounding land in terms of the key consideration visual bulk, privacy, views and overshadowing.

MAITLAND COUNCIL CONTROLS ASSESSMENT

MAITLAND LOCAL ENVIRONMENTAL PLAN 2011			
ITEM	ZONING/CONTROL	COMPLIANCE	COMMENTS
Zoning	R1: General Residential		The proposed development consists of three new two-storey townhouses.
Heritage Item	Maitland Central Heritage Conservation Area		<p>The proposed development has been designed with considerations to the characteristics of the surrounding historical area. Within an analysis of the area, weatherboards and bricks were considered a common material choice. The roof styles vary with a common presence of Corrugated Iron sheeting. The colours often were light and subdued. These materials are also supported by council within this area.</p> <p>The proposed townhouses will have James Hardie 'Sycon Linea' weatherboard cladding in the colour Deluxe 'Tranquil Retreat' with a Corrugated Iron roof in the colour 'Shale Grey'. The base the buildings will be bricked in PGH Dry Pressed Architectural range in the colour 'Bradford Bronze' to allow for neat, tidy and structurally sound base. The materials and shape of the two-storey townhouses have been kept a similar width to surrounding buildings to ensure that they do not completely dominate the overall aesthetics of the area.</p>
Acid Sulphates	Class 4		All works will not disturb enough soil to require an Acid Sulphate Soil Plan.

Height of Building	N/A	N/A	Whilst there is no specific control identified for this site, however the standard Maitland City Council DCP stipulates a height control of 8.5m. Within discussions with the planner Emilia Johnstone at Maitland City Council, a contingency of 20% can be justified and therefore has been taken into consideration in the design.
FSR	N/A	N/A	-
Flood Planning	Flood Planning Area		<p>The site is located within a Flood Planning Area and therefore the finished floor level (FFL) of habitable spaces within the townhouses are required to remain 500mm above the 1 in 100 Flood Planning Height which for the site is 9.72m. The proposed FFL of Level One of Unit One is 10.8m which is 585mm above the required 10.22m FFL build height minimum. Unit One is the lowest unit and all other units are a minimum of 200mm above this height again.</p> <p>Located on ground floor in each unit will be the double garage, bathroom and laundry. These spaces have been considered appropriate to be under the flood level.</p> <p>Furthermore, all townhouses have a secondary exit point which are located on the landing of the stairs. These all have direct access into the yard of each unit. This ensures additional safety measures have been accounted for in the event of flooding within the area.</p>

MAITLAND DEVELOPMENT CONTROL PLAN 2011

DCP ITEM - PRIMARY PLANNING CONTROLS	CONTROL	PROPOSED	COMMENTS
Part C - Design Guidelines: 5. General Requirements for New Buildings in Historical Areas			
5.2 Sitting a New Building	<p>Requirements;</p> <ul style="list-style-type: none"> - New development should have regard to the established patterns of the locality with regard to the typical location and orientation of buildings on an allotment. - The siting of a new residential building allowing for a generously sized front garden will usually assist in its successful integration. - New development should be sited behind the building line of any adjoining heritage item. 	<p>The townhouses are located within the residential suburb of Horseshoe Bend. Unit 1 will sit with a 6m setback from Carrington Street which is compliments the neighbouring dwellings. As the neighbouring dwellings on this block have an average setback of 5.73m from Carrington Street the proposed townhouses will sit the second closest to the street. There is a variety of setbacks in this block and along the whole of Carrington Street which allows the proposed setback to vary from its direct neighbours. Overall it will not contradict the existing aesthetic of the street setbacks.</p>	Compliant.

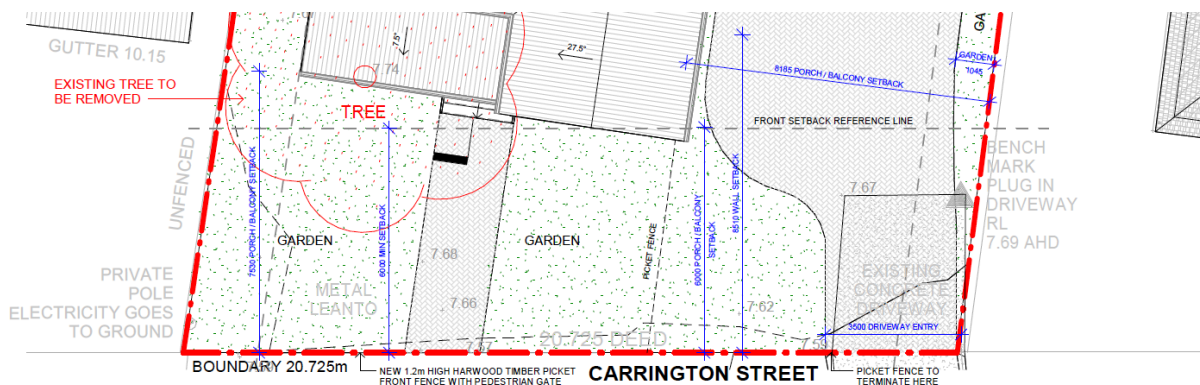


Figure Nine: Proposed Street Setback as documented within Architectural Plan Set PBH-202301 (Source: Hoover Group)

<p>5.3 Scale</p>	<p>Requirements:</p> <p>- Scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area. New Buildings should be in scale of surrounding dwellings.</p>	<p>The proposed townhouses are to be a two-storey set of dwellings which have been designed with the surrounding aesthetic in mind. On Robins Street, there is a two-storey dwelling which can be seen from the site therefore these townhouses are not the only two-storey dwelling within this area.</p> <p>Whilst there are limited two storey dwellings located in the area, consideration to flood planning regulations has resulted in the habitable floor area needing to be well above the surrounding properties and therefore , the townhouses would need to be two storeys to ensure that they can be safely occupied.</p>	<p>Compliant.</p>
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Figure Ten: View of 6 Robins Street Horseshoe Bend is one of the few two-storey buildings located in the surrounding area (Source: Google Earth)

<p>5.4 Proportions</p>	<p>Requirements:</p> <ul style="list-style-type: none"> - New buildings should incorporate the typical proportions of surrounding development, even when using modern materials. 	<p>The proposed townhouses have been designed with the surrounding area aesthetic and style in mind. The two neighbouring dwellings have an average streetscape building width of 10.26m and the proposed townhouses have a frontage of 10.2m. This has ensured that the building suit the proportions of the surrounding buildings within this area.</p> <p>Furthermore, the cladding of the building has been chosen to Maitland City Council recommendations and will therefore will suit the overall style of the area.</p> <p>Furthermore, the roof angles are based off recommendations by Maitland City Council to ensure that they align with the historical context of the area. The verandah roofs are 7.5 degrees which is 2.5 degrees lower than requested by council however, to ensure compliance with the Building Code of Australia roof clearance minimums and to remain within 20% of the Maitland DCP overall build height restriction, we could not increase these.</p>	<p>Compliant.</p>
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5.5 Setbacks	<p>Requirements:</p> <ul style="list-style-type: none"> - Where there is a uniform historically based setback, it is generally advisable to maintain this setback in a new building. 	<p>As the maximum wall height of all three dwellings is approximately 5.54m the required side and rear setback is 1.8m.</p> <p>The neighbouring dwellings has an average front setback of 5.72m. The proposed front townhouse will have a front setback of 6m which will be the second closest setback on the street. The DCP stipulates the building needs to be behind the existing building setback and therefore is compliant. All buildings within this block along Carrington Street have different setbacks and the proposed townhouses are the second closest to the street whilst remaining a respectable distance from the street as per DCP regulations.</p>	Compliant.
5.6 Form and Massing	<p>Requirements:</p> <ul style="list-style-type: none"> - New Buildings should be designed in sympathy with the predominant form and massing characteristics of the area. 	<p>Many of the townhouse within the suburb have simple external appearances and rooflines. Hence, the townhouses have been designed to ensure that they have a simple external appearance and roofline from all street views.</p> <p>However, as the townhouses are above average in the overall bulk and scale of the area, breaks in the visual facade have been used to reduce the visual mass.</p> <p>Furthermore, landscaping has been used along the streetscapes including the use of larger foliage to soften the visual bulk of the dwellings.</p>	Compliant.



Figure Eleven: Carrington Street Streetscape as detailed in Architectural Plan Set PBH-202301 (Source: Hoover Group)

5.7 Landscaping	<p>Requirements:</p> <ul style="list-style-type: none"> - Generous free landscaped areas should be provided in the front of new residential buildings where ever possible. This will almost always assist in maintaining the character of the streets and conservation area. 	<p>The proposed townhouse will each have a separate private yard space which will be located on the ground level. This area will be landscaped with turf and gravel as shown in the landscape plan prepared by Hoover Group. This area will be fenced off with 1.8m High Timber Fences. Furthermore, these private spaces will have clothes lines, water tanks and any relevant services. In the common space including along the driveway and out near the front porch of each townhouse there will be a variety of landscaping which are nominated within the landscape plan prepared by Hoover Group.</p>	Compliant.
5.9 Building Elements and Materials	<p>Doors and Windows:</p> <ul style="list-style-type: none"> - New doors and windows should proportionally relate to typical openings in the locality. 	<p>The front doors will be casement style double doors. The windows will be double hung windows.</p>	Compliant.
	<p>Roofs:</p> <ul style="list-style-type: none"> - Corrugated galvanised iron is most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre finished iron in grey or other shades in some circumstances may also be suitable. 	<p>Roof will be corrugated galvanised iron in the colour 'Shale Grey' which has been recommended by council within the Maitland City Council DCP. The gutters will be Colorbond 'Shale Grey' to match.</p>	Compliant.
	<p>Paving:</p> <ul style="list-style-type: none"> - Preferred materials for driveways include wheel strips and gravel. - It is important that the amount of hard driveway material does not dominate the front garden area. 	<p>The driveway will be paved with recycled bricks as recommended by Maitland City Council.</p>	Compliant.

	<p>Walls:</p> <p>Weatherboard: 150mm Weatherboards are generally appropriate for historic area. They should be square edged profile unless the surrounding buildings are post 1920's</p> <p>Brick: Plain, non-mottled bricks are preferable with naturally coloured mortar struct flush with the brickwork, not deeply raked.</p>	<p>The walls will be cladded in James Hardie 'Sycon Linea' weatherboards to ensure it suits the overall characteristic of the area. As seen within the Area Analysis prepared by Hoover Group. A large proportion of dwellings located within this area have weatherboard cladding, including 6 Robins Street, a two storey dwelling located closely.</p>	
Part C - Design Guidelines: 8. Residential Design			
4. Bulk Earthworks and Retaining Walls	<p>b) to restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.</p>	<p>The townhouses have been designed so that their finished floor levels follow the natural slope of the lot to ensure there will be limited earthworks. No retaining walls or bulk earthworks will be undertaken.</p>	Compliant.
5. Street Building Setback	<p>Front: 5m Garage: 6m</p>	<p>The front setback has been designed to be compliant with the Part C Design Guidelines from Section 8 therefore and will be compliant.</p> <p>The front streetscape also compliments the adjoining properties which ensure a consistent streetscape frontage on this section of the street.</p>	Compliant.

<p>6. Side and Rear Setbacks</p>	<p>Minimum side and rear setbacks for residential buildings in urban zones shall be in accordance with Figure 10 and described as follows: -</p> <ul style="list-style-type: none"> - 1.0m for walls up to 3.0m in height (to underside of eaves); - 1.0m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m; - For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m. 	<p>As the maximum wall height of all three dwellings is approximately 5.6m the required side setback comes to 1.8m. In order to ensure that this is met and to respect surrounding dwellings and characteristic of land within this area, the side and rear setback for the walls are minimum 2m. This creates further open space.</p> <p>On the Northern Unit (Unit Three) the emergency stairs which have a 3.8m double brick wall which will sit 605mm from the rear setback due to the separation which is required between unit 2 and 3. As the rear property does not have any dwellings backing onto it, there will be no issue with overshadowing with this set of stairs sitting within the boundary setback.</p>	<p>Compliant.</p>
<p>7. Site Coverage and Unbuilt Areas</p>	<p>Multi-Dwelling Housing: Maximum Site Coverage - 70% / Minimum Unbuilt Area 30%</p>	<p>The proposed site coverage is 66.55% which is less than the maximum 70%. This is therefore compliant.</p>	<p>Compliant.</p>
<p>8. Building Height, Bulk and Scale</p>	<p>Multi-Dwelling Housing (3 or more) in R1: General Residential Zones</p>	<p>The building height control will be exceeded by a maximum of 600mm to ensure there is enough clearance for the verandah skillion roofs to have a 7.5 degree pitch.</p> <p>Whilst the pitch recommended by council was 10 degrees minimum, we believe that a further increase of an additional 300mm above the maximum build line would cause the buildings to be too high within this area. As the buildings are already taller than most other buildings within the surrounding area, 900mm above the height line would be out of place within the area.</p>	<p>Acceptable on Merit.</p>

9. External Appearance	<p>The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed:</p> <ul style="list-style-type: none"> i. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape. ii. Architectural interest encouraged by: iii. the use of finishes which are textured rather than bland; iv. providing stepping of walls, pergolas, eaves, verandahs and blade walls etc. to establish articulation and create light and shadow to a building v. the coordinated use of diverse materials and appropriate decorative treatments 	<p>The building design has been determined based off an analysis of the surrounding area. Design considerations including roof form, cladding materials, window and door style and bulk of the building has been considered based off this information as discussed within previous sections of this statement.</p> <p>Furthermore, discussions have been had with Clare James at council in regard to ensuring the townhouses compliment the heritage style of the area. These have also been discussed with Heritas Architecture as shown in their Heritage Report. We have implemented changes as per the advice to ensure that it is aesthetic and characteristic of the area.</p>	Compliant.
10.2 Above Ground Level POS	a. All above ground level private open space areas (eg balconies or terraces) shall contain a minimum area of 10 square metres and comprise a minimum dimension of 2.5 metres.	POS has been provided on the first floor in the form of a balcony. It will be the required 10m2 with a minimum dimension of 2.5m and therefore compliant.	Compliant.

7.0 REFERENCE PLANS & IMAGES

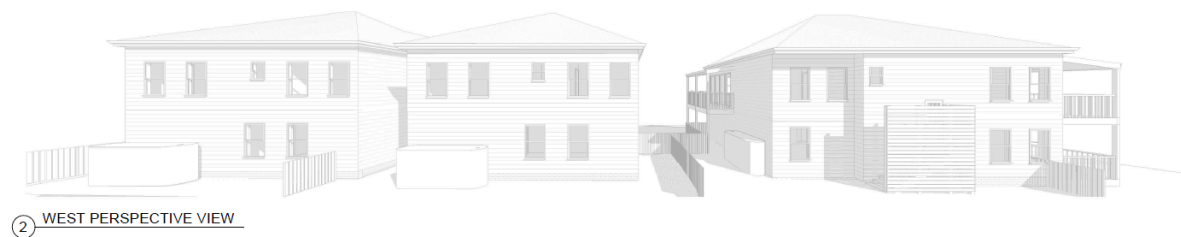


Figure Twelve: Proposed Perspective views of all three units (Source: Hoover Group)
Figure Thirteen: Proposed Rear Perspective (Source: Hoover Group)

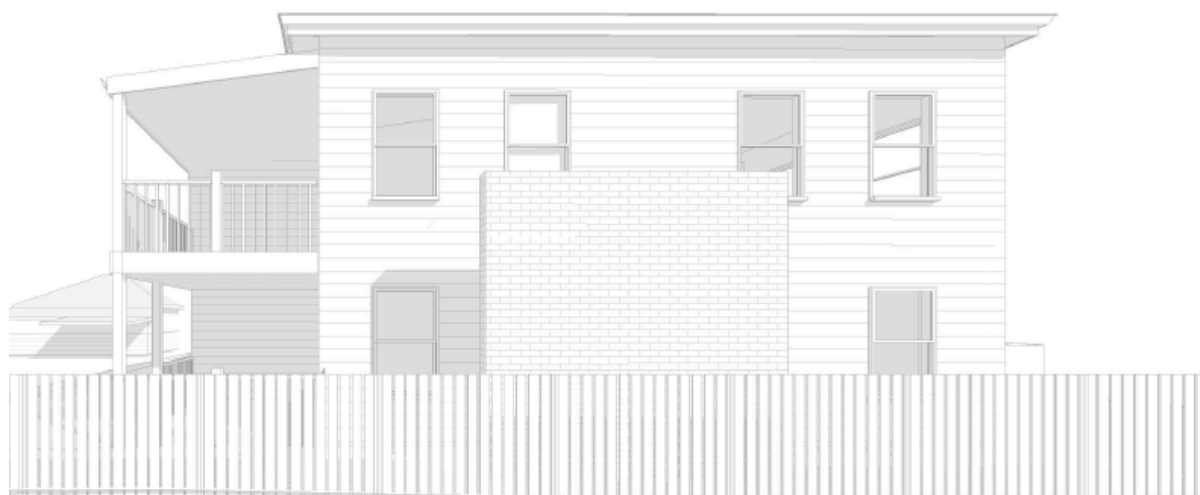


Figure Thirteen: Proposed Rear Perspective (Source: Hoover Group)

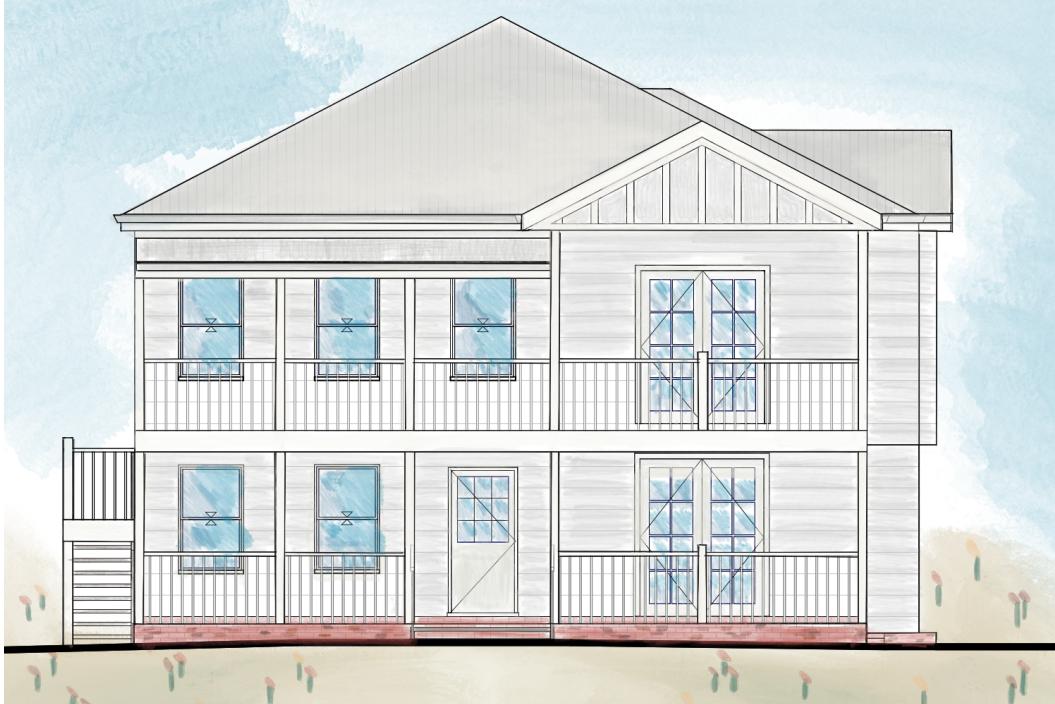


Figure Fourteen: Proposed Front Elevation Watercolour Concept
(Source: Hoover Group)

67 Carrington Street Horseshoe Bend is large, clear lot which is a generous size to construct three townhouses. By analysing and paying close attention to the surrounding area characteristics, the three townhouses suit the overall aesthetics of the area.

The three two-storey townhouses will include two bedrooms, two bathrooms, a laundry, storage facilities and a large open plan living space. They will also include an above ground POS as well as ground level yard area which each owner will be able to use privately. Majority of habitable spaces have been designed to be located on the first level to ensure that they are a minimum of 500mm above the 1 in 100 year flood level at this site. Furthermore, all units are designed with Flood Planning in mind and therefore will have two entry/exit points to increase available safety evacuation exit points in the event of a flood emergency.

All the townhouses will be clad in James Hardie 'Sycon Linea' weatherboards which will be painted in Dulux 'Tranquil Retreat'. This will be complimented by the Colorbond corrugated roof sheeting and gutters in colour 'Shale Grey' and trimmings and details in Dulux 'Vivid White' These colours are subtle for the area and with large foliage landscaping along the front streetscape will reduce the impact of the bulk and scale of the dwellings within the area.

The overall design has been carefully considered to ensure that it suits the overall characteristics of the area. By working with Clare James from Maitland City Council as well as Linda Babic at Heritas Architecture, we have been able to come up with a set of townhouses which compliment with the overall style and layout of the area.

With the above in mind it is recommended that council approve the development, subject to appropriate conditions of consent.

TIM HOOVER
DIRECTOR
HOOVER GROUP PTY LTD