

# STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Construction of a Double-Storey attached Dual  
Occupancy Dwelling with Torrens Title Subdivision

LOT-86 DP192373

85 Catherine Street, Maitland 2320

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July 2023

## 1. Background

### 1.1 Location and Property Description

The subject site, LOT-86 in DP192373 is located at 85 Catherine Street, Maitland 2320 within Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011.

See Location and Lot plan below highlighted with Red.

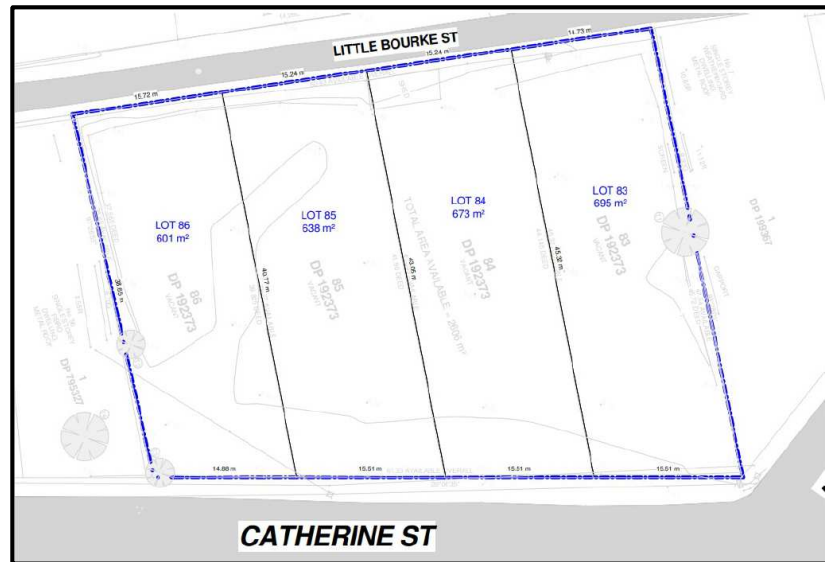


Figure 1: Site Context Map (Image Source: Six maps)

## 2. DEVELOPMENT PROPOSAL

The proposed development involves the construction of a Double-Storey attached Dual Occupancy Dwelling with Torrens Title Subdivision on the proposed allotment having a site area of 601m<sup>2</sup> (See Figure 1)

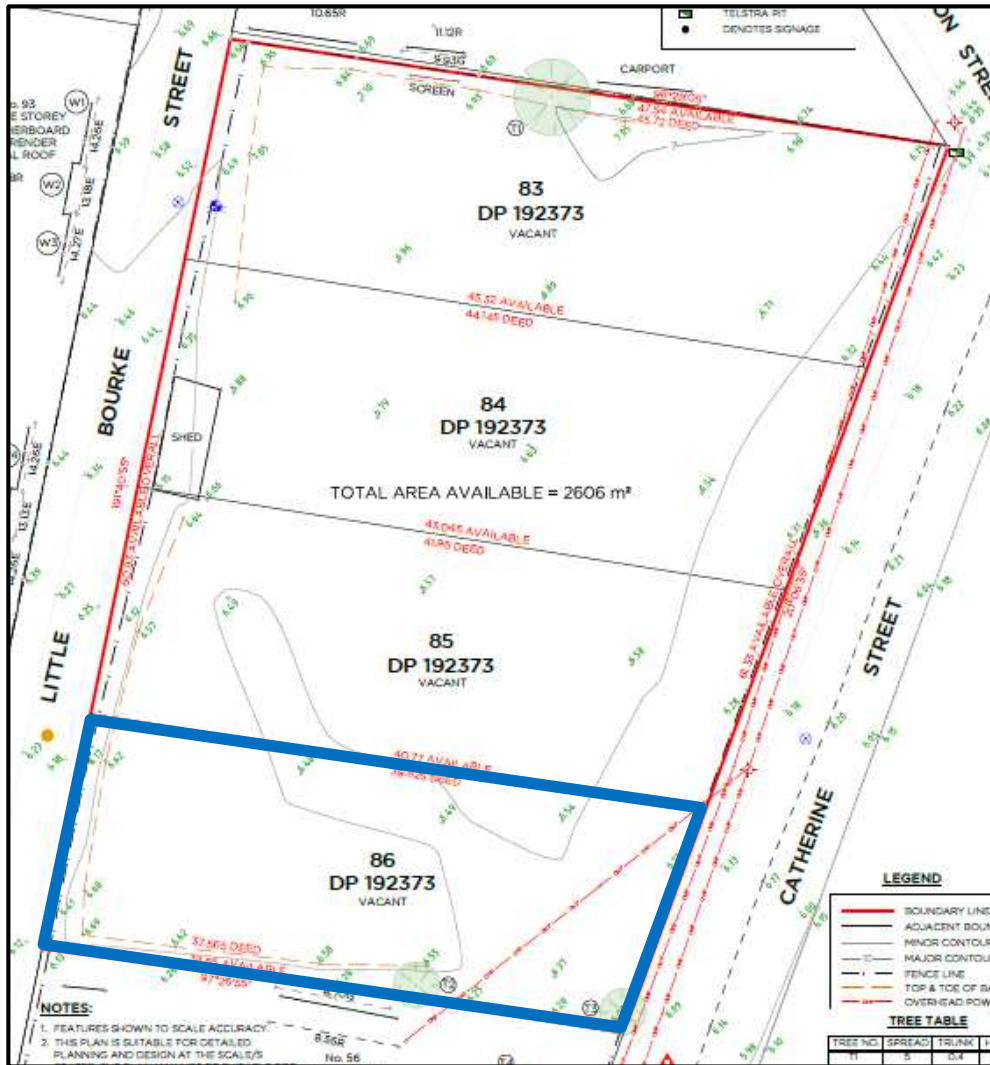


Figure 2: Survey Plan

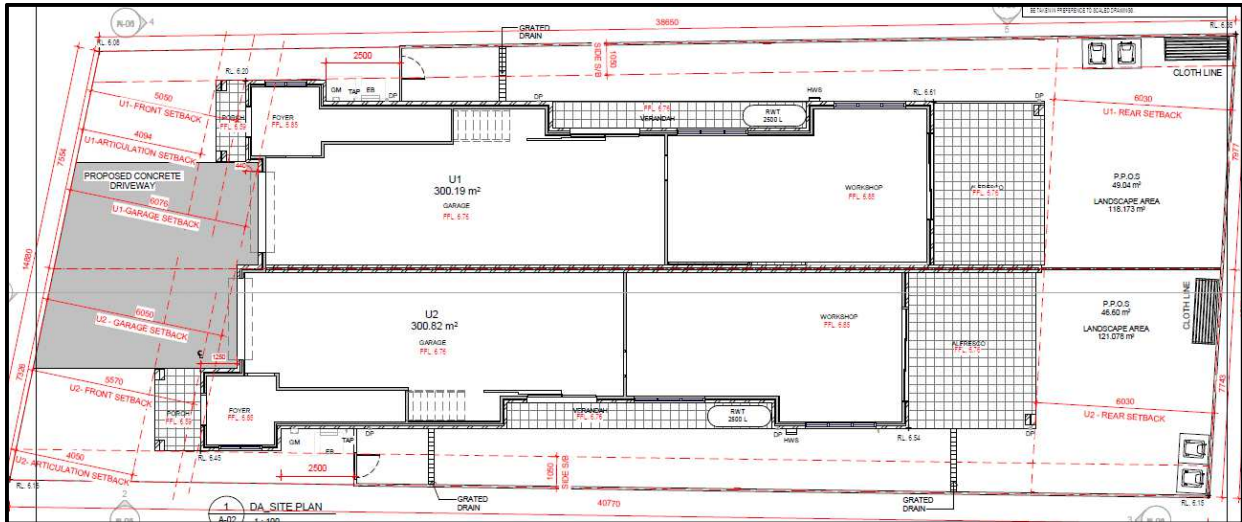
The total landscape area of LOT-86-1 is 118.17m<sup>2</sup> & LOT-86-2 is 121.07m<sup>2</sup> represents 39.36% & 40.24% respectively of total area which is higher than the requirement.

The proposal compliance with the vital performance standards are depicted in **Table 1:-**

**Table 1: LOT-86, Development Compliance Summary**

DA - COMPLIANCE TABLE : LOT 86 - U1 (lot width m - lot area 300.19 m <sup>2</sup> ) U2 (lot width m - lot area 300.82 m <sup>2</sup> )				
CONTROL	REQUIRED	PROPOSED		COMPLIANCE
		U1	U2	
FRONT SETBACK	5.0m	5.05m	5.5m	Yes
FRONT SETBACK (GARAGE)	6.0m	6.07m	6.5m	Yes
SIDE SETBACK	1.0m	1.05m	1.0m	Yes
REAR SETBACK	1.0m	6.03m	8.21m	Yes
BUILDING HEIGHT (MAX)	11.0m	9.04m	6.15m	Yes
SITE COVERAGE (TOTAL)	70%	147.26m <sup>2</sup>	156.19m <sup>2</sup>	Yes
LANDSCAPED AREA	30%	118.173m <sup>2</sup>	121.078m <sup>2</sup>	Yes
PRINCIPLE PRIVATE OPEN SPACE(P.P.O.S)	45m <sup>2</sup>	49.04 m <sup>2</sup>	46.60m <sup>2</sup>	Yes
CAR PARKING	2 car spaces	2 car spaces	2 car spaces	Yes
ROOF AREA	-	340.82m <sup>2</sup>		-

The layout of the Proposal is depicted in **Figure 3** below.



**Figure 3: Building Footprint and Setbacks**

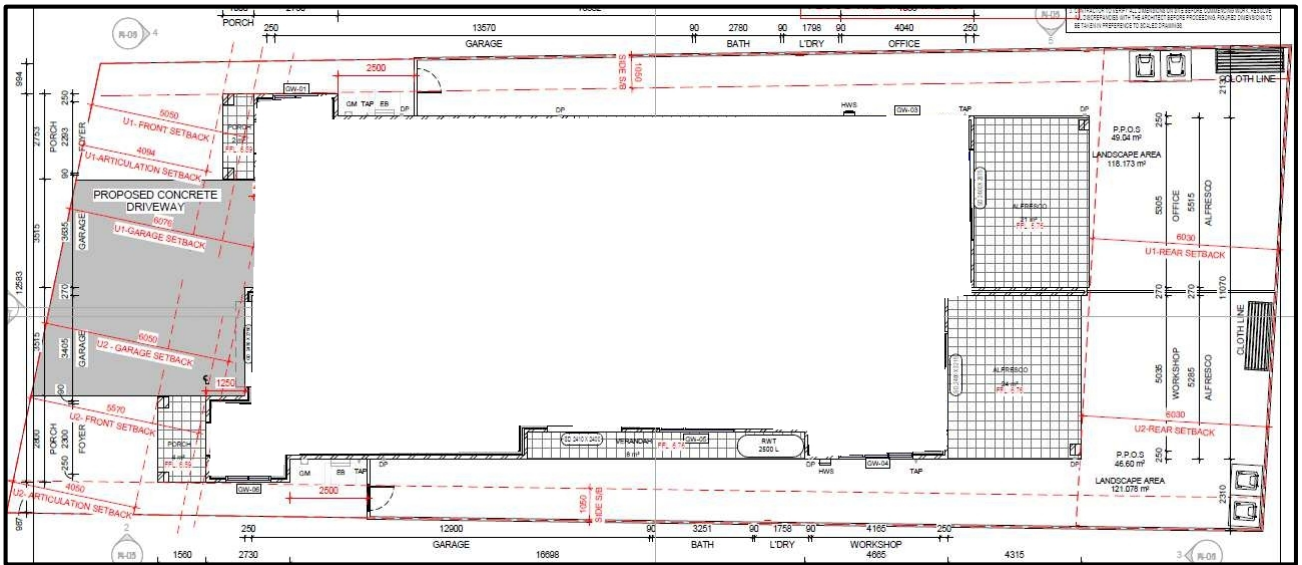


Figure 4: Ground Floor Plan (Room layouts with dimensions)

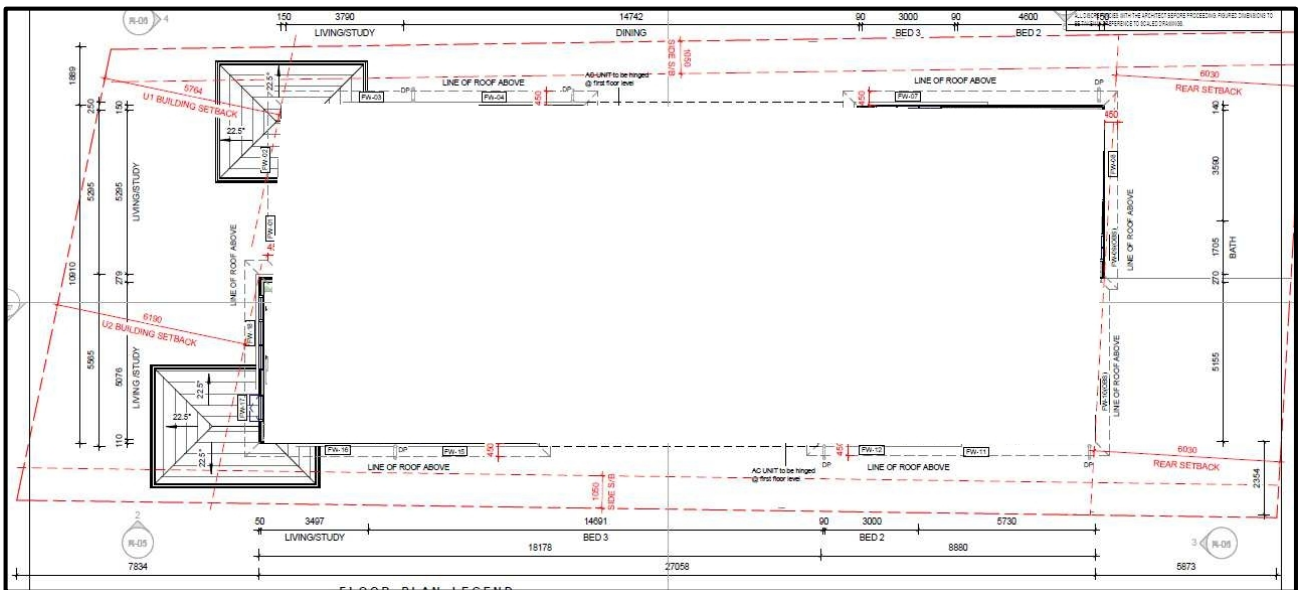


Figure 5: First Floor Plan (Room layouts with dimensions)

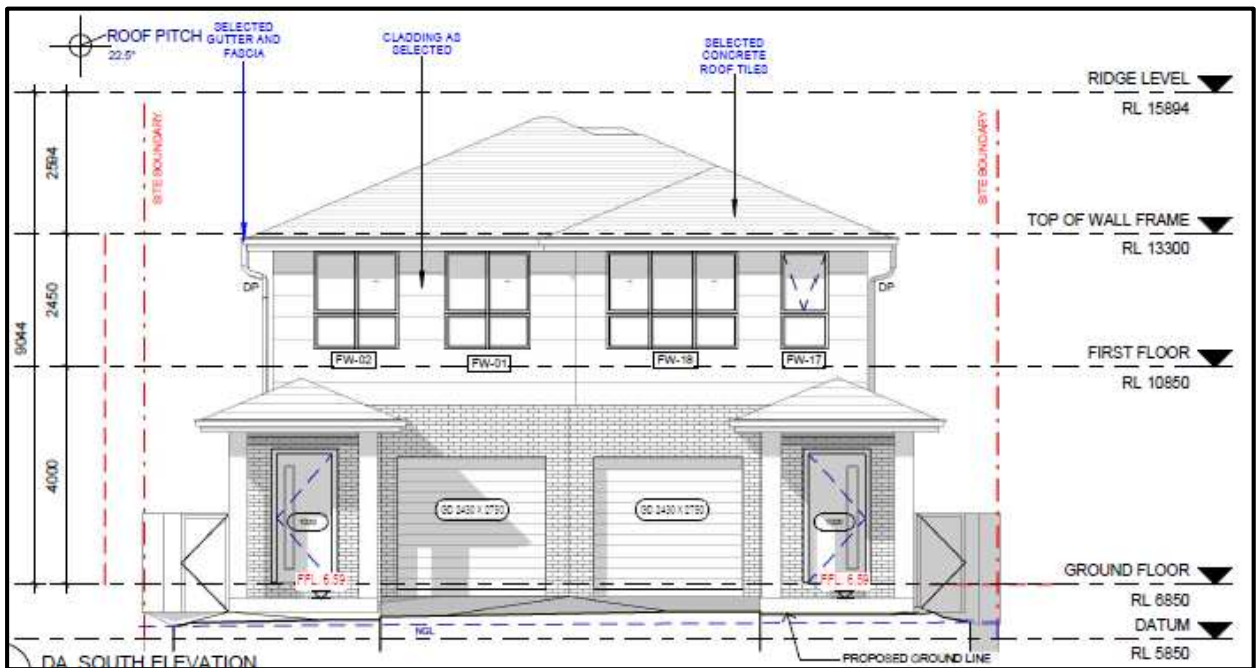


Figure 6: Elevation with Height Details

### 3. PLANNING FRAMEWORK

The relevant environmental planning instruments and development controls plans for the subject site are:

- Maitland Local Environmental Plan 2011
- Maitland Development Control Plan 2011

#### 3.1 Maitland Local Environmental Plan 2011

##### 3.1.1 Zoning (Part 2 – (Clause 2.3))

##### Zoned R1 – General Residential

Objectives of 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.*

Based on the above comments and assessment of the objectives for the ‘R1’ zone it is considered that the proposed construction of a Double-Storey attached Dual Occupancy Dwelling with Torrens Title Subdivision is permissible with consent and a compatible form of land use with the surrounding built environment.

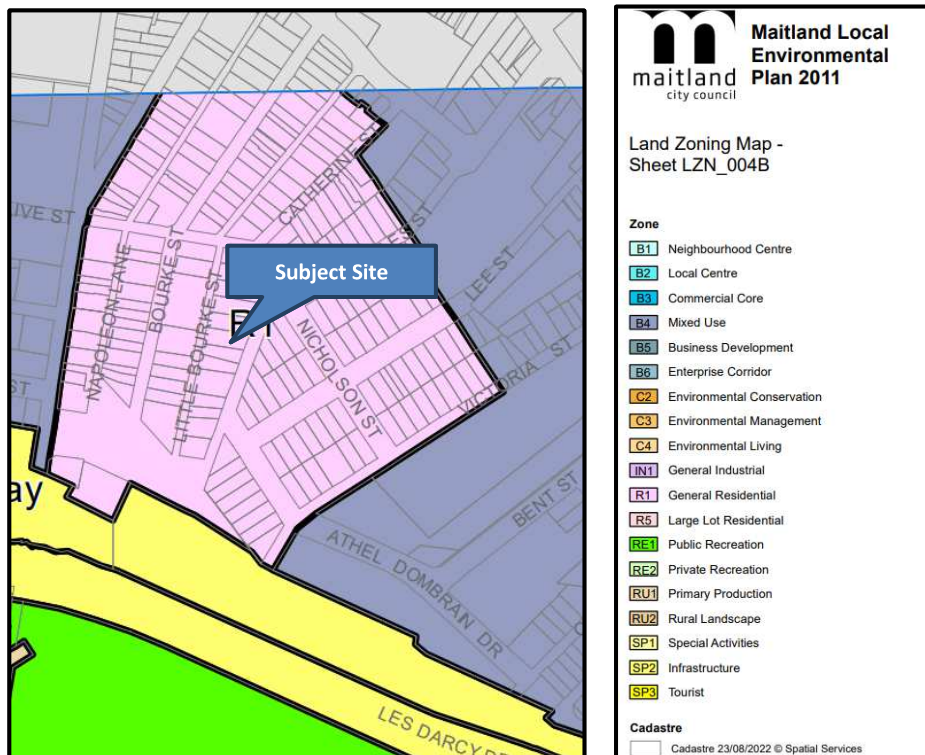


Figure 7: Zoning Map



### 3.1.2 Building Height & LOT Size

No Building height restriction within LEP applies to the subject site.

The minimum lot size applies on the subject land is 450sqm.

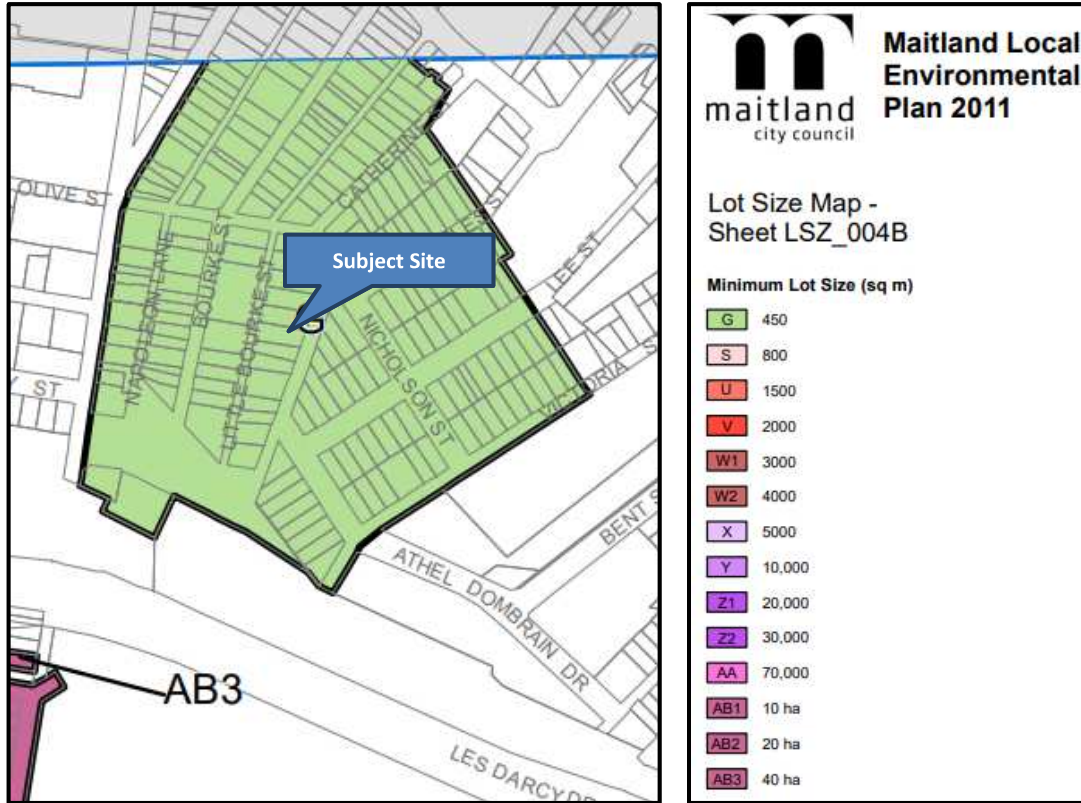


Figure 8: LOT Size Map Sheet LSZ\_002A

## 3.2 Maitland Development Control Plan 2011

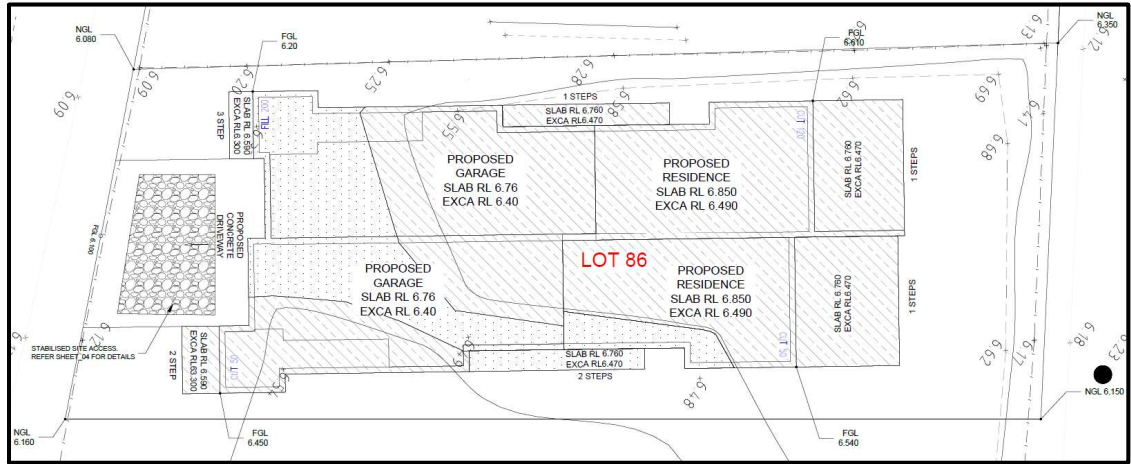
### 3.2.1 Domestic Stormwater (Part-B.2)

A Basix certificate has been prepared by es2 Design dated 11<sup>th</sup> July 2023 to satisfy the specified requirements of stormwater management (Rainwater Tank).

Please refer to the attached Stormwater Engineering Plans and Architectural Plans showcasing the provision of Rainwater tank (2500L) for each LOT and stormwater management strategy details.

### 3.2.2 Bulk Earthworks and Retaining Wall (Part-C.4)

Cut and fill layout plan has been prepared and submitted in support of this development application. Figure 9 below demonstrates the proposed cut and fill details. This detail has also been reflected on the revised architectural plans.



**Figure 9:** Cut and Fill Layout Plan (Extracted from Stormwater Engineering Plan)

The earthwork is proposed within the allowed maximum limit (Cut/Fill of 600mm) for the residential development.

### 3.2.3 Residential Design (Part-C.8)

The proposed development is designed in accordance with the recommendation and design criteria sought in Chapter C.8 (Residential Design) of the Maitland DCP 2011.

The proposal is below the maximum site coverage permissible and adopts building setbacks that comply with Maitland Development Control Plan 2011.

The total landscape area of LOT-86-1 is 118.17m<sup>2</sup> & LOT-86-2 is 121.07m<sup>2</sup> represents 39.36% & 40.24% respectively of total area which is higher than the requirement.

Table 1 below demonstrates the compliance against all vital performance standards specified in the DCP.

**Table 1:** LOT-86, Development Compliance Summary

DA - COMPLIANCE TABLE : LOT 86 - U1 (lot width m - lot area 300.19 m <sup>2</sup> ) U2 (lot width m - lot area 300.82 m <sup>2</sup> )				
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FRONT SETBACK (GARAGE)	6.0m	6.07m	6.5m	Yes
SIDE SETBACK	1.0m	1.05m	1.0m	Yes
REAR SETBACK	1.0m	6.03m	8.21m	Yes
BUILDING HEIGHT (MAX)	11.0m	9.04m	6.15m	Yes
SITE COVERAGE (TOTAL)	70% U1 - 210.13m <sup>2</sup> U2 - 210.57m <sup>2</sup>	147.26m <sup>2</sup>	156.19m <sup>2</sup>	Yes
LANDSCAPED AREA	30% U1 - 88.80m <sup>2</sup> U2 - 91.37m <sup>2</sup>	118.173m <sup>2</sup>	121.078m <sup>2</sup>	Yes
PRINCIPLE PRIVATE OPEN SPACE(P.P.O.S)	45m <sup>2</sup>	49.04 m <sup>2</sup>	46.60m <sup>2</sup>	Yes
CAR PARKING	2 car spaces	2 car spaces	2 car spaces	Yes
ROOF AREA	-	340.82m <sup>2</sup>		-

**4 ENVIRONMENTAL PLANNING ASSESSMENT- Section 4.15 REVIEW**

<b>4.1 Context and Setting</b>	<b>Yes</b>	<b>No</b>
Is the proposal visually prominent in the surrounding area?		✓
Is the proposal consistent with the proposed or existing streetscape?	✓	
Is the proposal consistent with Council’s setback policies?	✓	
Will the proposal be in character with the surrounding area?	✓	
<b>4.2 Access , Traffic and Utilities</b>	<b>Yes</b>	<b>No</b>
Is a legal and practical access available to the proposal?	✓	
Will the proposal increase local traffic movement/volume?	✓	
Are additional access points to road network required?		✓
Has vehicle maneuvering and onsite parking been addressed?	✓	
Are all services readily available to the site?	✓	

**Section 4.15 REVIEW (Continued)**

<b>4.3 Environmental Impacts</b>	<b>Yes</b>	<b>No</b>
Is the proposal likely to result in any form of air pollution?		✓
Does the proposal result in any form of water pollution?		✓
Will the proposal have any noise impact above background noise levels?		✓
Does the proposal involve any significant excavation or filling?		✓
Can the proposal involve any significant erosion or runoff?		✓
Is the development considered to be environmental sustainable?	✓	
Is a BASIX certificate provided?	✓	
Will the proposal have any impact on aboriginal artefacts or relics?		✓
<b>4.4 Flora &amp; Fauna Impacts</b>	<b>Yes</b>	<b>No</b>
Will the development result in removal of vegetation from the site?		✓
Will the proposal have any impact on threatened species?		✓

**Section 4.15 REVIEW (Continued)**

<b>4.5 Natural Hazards</b>	<b>Yes</b>	<b>No</b>
Is the proposal subject to any Natural Hazards?		✓
Flooding?		✓
Bushfire?	✓	
Landslip?		✓
<b>4.6 Stormwater</b>	<b>Yes</b>	<b>No</b>
Is the stormwater disposed of via street drainage?	✓	
Does the disposal stormwater rely on an easement and/or inter allotment arrangements?		✓
<b>4.7 Social and Economic Impacts</b>	<b>Yes</b>	<b>No</b>
Will the proposal have a positive economic impact on the area?	✓	
Will the proposal have any overshadowing impacts?		✓
Will the proposal have any loss of privacy impacts?		✓
Will the proposal have any impact on a Heritage Item?		✓
<b>4.8 Contamination</b>	<b>Yes</b>	<b>No</b>
Does the site require a Contamination report?		✓

## 5 Conclusion

This Statement of Environmental Effects (SEE) has been prepared to support a development application to Maitland City Council for Proposed LOT-86 in DP192373 located at 85 Catherine Street, Maitland 2320.

The proposed development involves construction of a of a Double-Storey attached Dual Occupancy Dwelling with Torrens Title Subdivision under the provisions of Maitland LEP, the site is zoned for R1 General residential where the proposed development is permissible with consent.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the EP & A Act 1979.

The proposal succeeds when assessed against the requirements of Section 4.15 of the EP & A Act 1979 and is suitable for approval by the Council.