

# Statement of Environmental Effects



## Development Site:

Lot 1 DP 998690  
14 Hannan Maitland

Submitted to: Maitland City Council

September 2023



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## 1 Development Snapshot

**Development:** Alterations and Additions to Existing Residence.

**Location:** Lot 1 DP 998690  
14 Hannan  
Maitland NSW 2320

**Site Details:** Area: 1975m<sup>2</sup>  
Zoning: RU1 Primary Production

**Plans / Reports:** File Name: SD14HANN

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## 2 Introduction

This Statement of Environmental Effects is submitted to Maitland City Council part of a Development Application (DA) for Alterations and Additions to the existing two-storey residence.

This Statement of Environmental Effects has been prepared on behalf of the client .

## 3 Site Analysis

### 3.1 The Location

The proposed development site is located in the suburb of Maitland on Hannan Street. The site is located in an existing RU1 Primary Production Zone of Maitland City Council.

The block has access to Hannan Street.



Figure 1: Locality Map

### 3.2 Site Description

The location of the development site is Lot 1 DP 998690, 14 Hannan Maitland.

The site has an area of 1975 m<sup>2</sup>.

The existing residential dwelling is a two-storey brick and tile residence of 397.39m<sup>2</sup> with proposed additions being 23.72m<sup>2</sup> adding additional kitchen and laundry space. There is also a separate garage being 52.24m<sup>2</sup>.

The surrounding houses are heritage area and consist of consistent of either brick or weatherboard. Adjoining this property to the south is a large commercial office block with parking area and an outdoor lunch area adjoining the boundary.

The site is currently used for residential accommodation.

### **3.3 Site Services**

The services that are available to the development site have been assessed and the current site services statuses are detailed below.

#### **3.3.1 Power**

There is access to the site from above ground power lines on Hannan Street.

#### **3.3.2 Water**

Hunter Water service is available.

#### **3.3.3 Sewer**

There is access to the sewer mains.

#### **3.3.4 Garbage Waste**

There is a weekly council garbage service available to the site. General waste and recycling bins can be obtained for the site from Maitland City Council. Recycling includes paper, glass, tins and plastics. The garage is collected from Hannan Street.

#### **3.3.5 Postal Service**

The existing postal service is delivered to Hannan Street

### **3.4 Heritage Conservation**

#### ***Maitland Heritage Conservation Area: Local***

Due to the property and residence having significant heritage value, we employed local specialist heritage Consultant 'Complete Planning Solutions' to conduct a thorough Heritage Impact Report the full report has been included in the DA lodgement documents and we refer you to this for further detail and note that both the Maitland's LEP and DCP guidelines have been addressed in the report.

In addition, we have also consulted with a landscape designer and arborist to ensure heritage value of the whole site is maintained and have included their findings as additional documents with the DA lodgement.

#### **3.4.1 Character Assessment**

As per above we refer you to the Heritage report.

### **3.5 Colour Scheme**

The proposed colour schedule has been selected to be sympathetic with the Heritage of the Dwelling.

*Please refer to the Architectural Plans for more information regarding the Colour Scheme schedule.*

### **3.6 Setback**

The proposed dwelling Alterations and Additions meet the requirements as set out in Maitland City Councils Development Control Plan 2011.

The Front setback is 4.74m in line with the neighbouring dwellings. The proposed garage has a front setback of 6.1m. Side setbacks are consistent with the existing dwelling.

### **3.7 B.2 Domestic Stormwater**

The existing stormwater lines are charged to the street gutter. We propose to connect stormwater from the garage into this existing stormwater line overflow into the existing inlet pit.

### **3.8 B.3 Hunter River Floodplain**

The site is located in a flood planning area.

As per information advised by Maitland City Council. A minimum floor level for habitable rooms is FFL 11.46m AHD.

This is to meet the minimum flood levels set out by Maitland City Council. The upper floor additions will be constructed with the existing floor level as it meets minimum flood levels set out by Maitland City Council. Furthermore, the proposed non-habitable separate garage addition is proposed at ground level and will be full masonry to comply with building material within flood areas.

The existing residence lower floor level is 9.545m AHD. The proposed additional habitable space on the lower floor level equates to 4% which is proposed to be constructed with the same finished floor level of 9.545 which is below flood level. of the proposed additional habitable floor area is above the flood level.

There is only a 4% increase to the existing habitable floor space proposed below the minimum floor level as set out by Council of 11.46m AHD as per Development Control Plans under Section B3 2.6 for Additions & extensions the proposed addition is well under the 50% as prescribed permissible within the DCP. This rear addition of 16m<sup>2</sup> is to be constructed from matching material of the existing previous rear addition, of a timber frame with lightweight cladding for continuity.

### **3.9 B.5 Tree Management**

Please refer to the Site plan for the locality of the existing tree(s) onsite and the ones proposed for removal. There is also an Arborist report completed by Tattersall Lander which has been included as a document in the DA lodgement.

### **3.10 Landscaping**

As Development within a Heritage area should include generous landscaped areas that maintain the character of the Heritage Conservation Area we have consulted with Garden Creations Landscape Designer to design a plan to ensure that the external areas also maintain Heritage significance and compliment the building design.

### 3.11 Privacy

The proposed development site is located in the suburb of Maitland, on Hannan Street. The property is located towards the High Street end which has a heavy commercial presence with the adjoining lot having a large multi-story office building. To give visual and acoustic privacy/separation for the yard there is a proposed brick wall for screening featuring of an proposed external fireplace with sitting area has been planned to help mitigate privacy issues created by the close proximity of the adjoining commercial space.

### 3.12 Bulk & Scale

The overall building height of the existing residence is 9.5m with the additions being only 7.3m high.

The existing dwelling was original built in the 1869.

## 4 Proposed Development

### 4.1 Overview

The proposal is for Alterations and Additions to the existing two-story dwelling. The proposed development is to restore the heritage qualities and bring it back to a liveable standard as the new owners want to restore it back to its former glory.

The additions will also be on both floors of the existing building and extension of the verandah and deck on lower and upper floor.

The downstairs additions are to enlarge the kitchen and laundry facilities and re-configured one of the downstairs rooms to fit a walk-in and ensuite to the master bedroom.

The upstairs addition is to create are more user-friendly bathroom and ensuite space for the residence. The original bathroom was split with toilet at one end of balcony and shower at the other, the bathroom addition allows for one end of the balcony to be opened and creating a more desirable bathroom space more in line with the style and grandeur of the building/ design.

The proposed alterations consist of internal modifications on both floors of the dwelling.

There is also a separate garage proposed with access directly from Hannan Street.

## 5 Conclusion

This DA relates to the proposed alterations and additions to existing two-storey dwelling.

The site is located in a RU1 Primary Production in the Maitland City Council.

The DA has been well planned and follows the Maitland City Council conditions as well as taking into consideration the Maitland Heritage area of Significance in which the development resides.

The impacts of the development on the neighbouring properties have been assessed and mitigated wherever possible. The design will add interest and aesthetical value to the local heritage listed streetscape.

It is recommended that Maitland City Council approve the proposed development as it will provide a well-suited residential accommodation in accordance with the zoning of the area and existing streetscape.



## 6 Site Photos

Below photos are of the existing two-storey brick residence.



## 7 Streetscape Analysis

The below images are taken from Google Earth to showcase the street view perspective



HANNAN STREET VIEW



HANNAN STREET VIEW II

of the development site.

## Appendix A – Aerial Site Photo

Below is an aerial photo of 14 Hannan.



Figure 6: Aerial view of the development site.

**Note:** The Aerial view is provided as a visual reference only. The boundary lines and markings on this view are approximates only and should not be used for any development or building purpose.