



Statement of Environmental Effects

DEMOLITION OF EXISTING DWELLING, CONSTRUCTION OF MULTI-DWELLING DEVELOPMENT & RETAINING WALLS, TREE REMOVAL & STRATA TITLE SUBDIVISION

Lot B DP 392867
(No. 86) Flinders Street
EAST MAITLAND

Prepared For:
McFarlane Investments (NSW) Pty Ltd

SEPTEMBER 2023

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1.0 DEVELOPMENT DETAILS & SUITABILITY

1.1 Development

The proposed development involves:

- Demolition of existing dwelling and associated structures;
- Construction of a dual multi-dwelling development;
- Strata Title Subdivision;
- Tree Removal; and
- Construction of Retaining Walls.

See attached plans for further details.

The proposed development provides the Maitland LGA with more diversity in the type of housing choice by the general community. The proposed development has been designed to respond to the environmental constraints of the site and positively contribute to the amenity of the locality.

1.2 Demolition

The existing dwelling and associated structures will need to be demolished to accommodate the new development. Refer to plans for further information. Photo 1 details the existing dwelling to be demolished.



Photo 1: Dwelling to be demolished

1.3 Location

Lot B DP 392867 (No. 86) Flinders Street, Maitland. Refer to Figure 1.



Figure 1: Locality Map – Map view of Lot B (No. 86) Flinders Street, Maitland.

1.4 Site Details

The subject development site comprises of a total area of approximately 948.5m². The subject site is a rectangular shaped block located amongst residential developments.

The subject site is considered to be appropriate for the proposed development.

1.5 Zoning

The subject site is zoned R1 General Residential Zone under the provision of the Maitland Local Environmental Plan, 2011.

1.6 Applicant

McFarlane Investments (NSW) Pty Ltd
C/- Complete Planning Solutions Pty Ltd

1.7 Owner

The land is currently owned by McFarlane Investments (NSW) Pty Ltd

1.8 Site Analysis

The subject site is currently occupied by a dwelling and associated structures.

1.9 Site Constraints

The site has been identified by Maitland City Council as having the following environmental constraints:

- Acid Sulfate Soils – Class 5

1.10 Local Facilities

The subject site is within close proximity to the East Maitland CBD area, convenience stores, schools and recreation facilities. Land use within the immediate locality is of an urban residential nature.

1.11 Compatibility with Local Area

Lot B DP 392867 is a residential property located in East Maitland consisting of planned infrastructure designed to facilitate development of this type. Land in the immediate vicinity of the site is occupied by existing residential housing.

The proposed development will be consistent with existing residential developments through the use of selected materials while seeking to enhance the overall streetscape. The proposed development is to be constructed with hebal wall cladding or similar and a colorbond sheeting roof. The proposed development will be compatible with the visual setting of the local area. Refer to attached plans for details.

1.12 Current and Previous Uses

Flinders Street is within a residential area. Land in the immediate vicinity of the site is occupied by residential housing. The subject site currently contains a dwelling and associated structures.

The subject site is not known to be contaminated.

2.0 Planning Objectives

2.1.1 Maitland Local Environmental Plan 2011

The subject site is within R1 General Residential under the provision of the Maitland Local Environmental Plan, 2011.

1 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.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; **Multi dwelling housing**; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Construction of a multi dwelling housing development on the subject site is permissible with the development consent of Council.

The proposed subdivision is permissible with the development consent of Council. Refer to 2.1.3 below for further details.

2.1.2 Maitland Development Control Plan 2011 (C.8 Residential Design)

The aims of the MDCP (C.8 – Residential Design) are:

The purpose of this Development Control Plan is to encourage high quality urban design and improved amenity across all forms of residential development within the City of Maitland.

The objectives of the MDCP 2011 (C.8 – Residential Design) are:

- (a) To set appropriate standards for all forms of housing within the City of Maitland.*
- (b) To provide measures to protect the natural and built environment and minimise conflicts which often arise through development.*
- (c) To ensure that development relates to site conditions and that the amenity of adjacent residential development is appropriately considered.*
- (d) To support the efficient use of residential land and expand the variety of housing options available in the City of Maitland.*

Consideration of the Maitland LEP 2011 and Maitland Development Control Plan 2011 have been taken into consideration in the preparation of this statement.

Table 1 identifies issues from the MDCP2011 which are relevant to the proposed development.

TABLE 1 – MDCP2011 requirements for proposed development

	Requirements	Complies	Details
C.8 – Residential Design			
Maximum Site Coverage Ground Floor (%)	Multi Dwelling Housing (3 or more dwellings) 70% maximum site coverage and 30% minimum unbuilt area	Y	Proposed Lot 01 has a site area of 948.5m ² The total built area is 347.38m ² . The proposed site coverage for proposed development 67.3% complies with Council's requirements.
Building Heights	Maximum building height in R1 zone is 8.5m	Y	The proposed building is to be a two storey construction. The building height to the ridge line is 7.416m. The proposed development complies with Council's requirements.
Open Space	d) Open space shall be clearly defined to distinguish between communal and private open space. e) Open space areas shall be of usable dimensions to suit the	Y	Refer to plans for further details

	<p>projected requirements of the dwelling occupants, and to provide some outdoor recreational needs as well as providing space for service functions.</p> <p>f) Private open space shall be capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, recreation and children's play, and where possible be directly accessed from a main living area of the dwelling.</p> <p>g) The open space shall be orientated to enable solar access to help achieve comfortable year round use.</p> <p>h) Private open space shall be screened for privacy</p>		
Private Open Space	<p>All ground level private open space must comprise a 'principal area' of minimum dimensions in accordance with Figure 20.</p> <p>The minimum area of private open space for a ground level dwelling shall be in accordance with Figure 20.</p> <p>The 'principal area' of POS shall form a direct extension to the internal living room or dining area of the dwelling (refer Figure 19).</p> <p>To be included in usable open space calculations, open space at ground level must have a minimum width in one direction of 3.0 metres.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>	<p>Unit 1 has a private open space area of 38.51m².</p> <p>Unit 2 has a private open space area of 48.47m².</p> <p>Unit 3 has a private open space area of 71.98m².</p> <p>The POS for all dwellings is a direct extension to the internal dining area of the dwellings.</p> <p>All dwellings have a width greater than 3m.</p>

	<p>The maximum cross-fall over the 'principal area' shall not exceed 2%.</p> <p>Areas of ground level private open space required for external drying facilities, garbage storage, roof water tanks etc shall not be included in the principal area of private open space. These ancillary uses shall be located where they are able to be screened from view of the street or other public place. The landscape plan for the development shall incorporate a detailed landscape design for each area of ground level POS.</p> <p>Ground level POS shall only be located forward of the building line (but no closer than 900mm to the principal street boundary) where the orientation of the POS is within the 'optimum' range illustrated by Figure 20.</p> <p>Where ground level POS is provided forward of the building line then privacy fencing shall be provided as detailed in Section 14.</p>	<p>Y</p> <p>Y</p> <p>N/A</p> <p>N/A</p>	<p>The subject site is relatively flat. The cross-fall of the 'principal area' does not exceed 2%.</p> <p>Water tanks, garbage storage are located within the POS area.</p> <p>The external drying facility is located within the POS.</p> <p>While these items are located within the POS area they do not detract from providing sufficient POS areas for all buildings.</p> <p>The external drying facility is screened from view of the street. The proposed location of the drying facility will not create a negative impact on the streetscape or adjoining property owners.</p>
Communal Open Space	Communal Open Space is not required in this instance as the proposed development is for less than 15 dwellings.		
Sites having a boundary to a Laneway	<p>Where a site has a secondary frontage to a laneway:</p> <p>a. The dwelling(s) shall not be orientated to the</p>	Y	Unit one addresses Flinders Street. This orientation provides a principal street address for all dwellings.

	<p>laneway as a principal street address.</p> <p>b. The main pedestrian entry point to the dwelling(s) shall form a direct connection with the principal street address and not the laneway.</p> <p>c. Pedestrian access to dwellings located to the rear of the site shall be contained within a corridor not less than 2.4m wide.</p> <p>d. The pedestrian access from the principal street frontage to the dwelling(s) located to the rear of the site shall be landscaped and provided with adequate lighting in accordance with 'Safer by Design' principles.</p> <p>e. Car parking for a maximum of two vehicles only (consistent with the garaging provided for the existing allotment) shall be provided with access to the laneway.</p> <p>f. No internal habitable floorspace shall be located closer than 3.0m to the property boundary with the laneway.</p> <p>g. Garages/carports shall be located no closer than 2.0 metres to the property boundary with the laneway.</p> <p>h. Where a garage is located closer than 5.5m to the property boundary with the laneway the garage doors shall be fitted with automatic opening devices to allow continuous movement from the laneway to the</p>		<p>The concrete driveway provides direct connection with the principal street address and not the lane way.</p> <p>The proposed development will not be accessed from the laneway.</p>
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	<p>garage without obstructing the lane.</p> <p>i. Where car parking is provided with access to a laneway care shall be taken to ensure that adequate manoeuvring area is available. Note that the narrow width of some laneways will mean that garages will need to be 'indented' from the laneway boundary and/or wider than standard garage doors installed to provide for adequate manoeuvring.</p>		
Accessibility and Adaptable Housing	<p>The number of adaptable dwellings to be provided in a residential development shall be as detailed in Table 5.</p> <p>Refer to DCP for further details</p>	N/A	The proposed development is for three (3) dwellings.
Landscape Design	<p>With the exception of a single dwelling, all residential development shall be supported by a detailed landscape plan (inclusive of planting scheme) prepared and endorsed by a suitably qualified landscape consultant (eg landscape architect or horticulturalist) as meeting the objectives and design requirements of this chapter.</p>	Y	Refer to plans for further information.
Fencing and Walls	<p>The landscape plan prepared for the development shall incorporate full details of all fencing proposed including:</p> <ul style="list-style-type: none"> • location • height • materials • colours. 		
Driveway Access	<p>Driveways shall be located no closer than 900mm from any side boundary for the full</p>	Y	Refer to plans for further details.

	<p>depth of the building line. This 900mm offset shall be provided with landscaping of suitable scale to ensure that sight lines along the public footpath and the roadway are not obstructed.</p> <p>Driveways within the site should be a minimum of 2.7 metres wide and should include landscaping between the driveway and dwelling. (Note: In heritage conservation areas strip driveways may be a more suitable alternative – refer to Part E.3: Heritage Conservation Areas).</p> <p>Landscaping shall be incorporated into the design of driveway and manoeuvring areas to minimise the expanse of hard surfaces and adverse visual impacts on the streetscape.</p> <p>Straight ‘gun barrel’ driveway arrangements are not supported. Where long driveways are proposed landscaping of minimum width 1.0 metres shall be provided along the boundary/fenceline incorporating wider landscape ‘blisters’ to create a ‘meandering’ effect and contrasting pavement treatments should be used to reduce the expanse of a single pavement material. Landscaping shall also be provided between the driveway and the external wall of the dwelling</p> <p>Refer to DCP for further details</p>		
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Car Parking	<p>The minimum number of off-street car spaces shall be as follows:</p> <p>a. One (1) space for each one or two bedroom dwelling;</p> <p>b. Two (2) spaces for each dwelling containing more than two bedrooms;</p> <p>c. One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof.</p> <p>Refer to DCP for further details</p>	Y	<p>Each dwelling will have a double lock up garage.</p> <p>There is one (1) visitor carpark space.</p> <p>Provided carparking meets Council's DCP requirements.</p>
Views, and Visual and Acoustic Privacy	<p>To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</p> <p>To site and design buildings to meet projected user requirements for visual and acoustic privacy.</p> <p>To protect the visual and acoustic privacy of nearby buildings and private open space.</p>	Y	<p>The proposal has strived to ensure the privacy of the residents of the proposed development.</p> <p>Privacy has been achieved by providing appropriate setbacks through the design and layout of the development to help maintain separation and privacy between neighbouring properties.</p> <p>Due to the location of the development and separation distance to adjoining lots there is no perceived privacy or overshadowing issues.</p>
Stormwater Management	Refer to DCP for further details	Y	Refer to stormwater management plan for further details.
Subdivision	Council will have regard to relevant provisions of the Strata Schemes Act 1973 and the Strata Scheme Legislation Amendment Act 1999 when considering applications for strata subdivision.	Y	<p>The proposed development involves a three (3) lot strata title subdivision.</p> <p>Refer to subdivision plan for further details.</p>
Design	Site analysis to identify all constraints and	Y	The proposed subdivision is

	<p>opportunities, both on-site and external to the site;</p> <p>Mapping, measuring or quantifying of constraints and opportunities; and</p> <p>Development of a subdivision design that properly considers and takes account of those constraints and opportunities.</p>	<p>Y</p> <p>Y</p>	<p>responsive to existing site conditions, which will have a positive environmental result, and which will create aesthetically pleasing and healthy living environments.</p>
Flora and Fauna	<p>To protect remnant bushland, significant flora and fauna habitats and wildlife corridors from the impacts of subdivision and subsequent development, and to provide for the repair and enhancement of environmentally significant and/or degraded land.</p>	N/A	<p>The proposed development is to occur within an established residential area which has been cleared of any significant flora and fauna habitats.</p>
Heritage and Archaeology	<p>To protect heritage items, buildings with heritage significance and Conservation Areas.</p> <p>To ensure that heritage items, buildings with heritage significance and Conservation Areas are properly considered in the design of new subdivisions.</p> <p>To protect known and potential archaeological relics from damage or destruction as a result of subdivision works.</p>	N/A	<p>The subject site is not classified as having Aboriginal or European Heritage significance.</p>
Hazards	<p>To minimise risk to life and property from hazards such as bush fires, flooding, landslip, land contamination, salinity and acid sulfate soils .</p>	Y	<p>The subject site is located within an Acid Sulfate area. An Acid Sulfate Management An Acid Sulfate Management Plan is attached to this statement.</p>
Lot Size and Dimensions	<p>To ensure all new lots have a size and shape</p>	Y	<p>The proposed lot size and dimensions are in</p>

	appropriate to their proposed use, and to allow for the provision of necessary services and other requirements.		<p>keeping with the general intent of Council's LEP and DCP requirements.</p> <p>Council is requested to consider an Exemption to Development Standards under the provision of Clause 4.6 MLEP2011.</p> <p>Refer to section 2.1.2 of this Statement for further information.</p>
Solar Access and Energy Efficiency	To encourage the design of residential subdivisions which maximise solar access, allow flexibility in the siting of future buildings to take advantage of a northern orientation, and minimise reliance on private car use.	Y	<p>The proposed development has been designed to maximise solar access and energy efficiency.</p> <p>The proposed development is for single storey dwellings. Shadow diagrams are not considered to be necessary in this instance.</p>
Drainage, Water Quality and Soil Erosion	<p>To preserve natural drainage systems, where practicable, and to provide for the repair and enhancement of environmentally significant and/or degraded land.</p> <p>To retard the flow of water, above natural volumes, into the natural drainage system and mitigate impacts from stormwater runoff.</p> <p>To maintain and enhance the quality of water and catchment health.</p> <p>To minimise soil erosion and sedimentation by minimising land disturbance and requiring control measures at the source.</p>	Y	A Stormwater Management Plan has been prepared and accompanies this application.
Landscape, Streetscape and Visual Impact	Existing landscape and streetscape character should be maintained	Y	A Landscape Plan has been prepared and

	<p>and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items including surface treatments and street furniture.</p> <p>Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping.</p>		<p>accompanies this application.</p> <p>The proposed development will ensure that the existing streetscape character is maintained through thoughtful design.</p>
Effluent Disposal	All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier.	Y	The proposed development is to occur within an established residential area which is serviced by Hunter Water's sewer system.
Roads and Access, Pedestrian and Cycleways	Subdivisions must be designed having regard to network/hierarchy requirements and be designed and constructed to an appropriate standard for their intended use. Road standards will vary between residential, rural residential and industrial /commercial locations.	Y	The proposed subdivision is to occur within an established residential area. The existing roads, access, pedestrian and cycleways are at an acceptable level of access, safety and convenience for all road users, including pedestrians and cyclists.
Site Filling	Earthworks require development consent of Council under the provisions of the Maitland LEP 2011, unless either exempt or complying development. Earthworks including site filling.	Y	The proposed development does involve the construction of retaining walls. The retaining walls will have a maximum height of 600mm and are not expected to have a negative effect on adjoining property. The construction of the proposed retaining walls is the safest option for providing ground stability for the proposed development.
Reticulated Services	Council requires provision of services to	Y	

	all new lots to a standard appropriate to the future use of the lots and to minimize environmental impacts.		
Water and Sewer	<p>Reticulated water and sewer supply is required for all new urban lots (residential, commercial, industrial) in accordance with the requirements of the Hunter Water Corporation.</p> <p>Submission to Council of a Section 50 Certificate from the Corporation prior to issue of Subdivision Certificate (Endorsed "linen" plan);</p>	Y	A Section 50 has been submitted to Hunter Water. Once it is received it will be forwarded to Council.
Electricity	Underground low voltage electricity supply to all new residential lots (including land zoned E4 Environmental Living) to the requirements of Energy Australia or other approved electricity provider, unless Council and provider determine that overhead supply is permitted due to flood liability of land or the land fronts a road supplied by existing overhead electricity reticulation.	Y	The proposed development will comply with the requirements of Energy Australia or other approved electricity provider.
Street Lighting	Street lighting shall not be provided for low-density residential subdivisions, unless special circumstances (consistent with AS1158) warrants installation.	N/A	The proposed development is to occur within an established residential development. Street lighting will not be required in this instance.
Telecommunications	Telephone connection to be available to all new lots in accordance with the requirements of Telstra or other approved provider.	Y	The proposed development will comply with the connection requirements of Telstra or other approved provider.
C.11 Vehicular Access & Car Parking	Dwelling Houses – Minimum of two (2) space for a three (3) bedroom dwelling. This space is to be located	Y	Each dwelling will be provided with a double car locked garage.

	behind the building line as set by Council.		
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3.0 ENVIRONMENTAL IMPACT

3.1 Setbacks

The subject lot is located along Flinders Street. The proposed development will be setback from Flinders Street approximately 4.954m. The setback to the southern (back) boundary will be approximately 1.682m. The setback to the north-western (side) boundary will be approximately 1.7m. The setback to the south-eastern (side) boundary will be approximately 7m. All setbacks comply with council requirements

3.2 Building Height

The proposed development is for a two-storey development. The proposed building height to the ridgeline will be 7.416m. The height of the proposed development is well within the maximum height of 8.5m as outlined in councils DCP.

3.3 Acid Sulphate Soils

The site has been identified as being located within an Acid Sulphate area. An Acid Sulfate Soil Management Plan is attached as Appendix A.

3.4 Mine Subsidence

The site has not been identified as being located within a proclaimed Mine Subsidence District. Approval from the Mine Subsidence Board is not required in this instance.

3.5 Drainage & Flooding

The site has not been identified as being located within a flood prone area.

3.6 Overshadowing and Solar Access

Living areas and external open spaces have been positioned to take advantage of the most desirable solar access available to the property.

It is anticipated that minor overshadowing will occur from this proposal creating minimal impact on surrounding properties.

3.7 Services

The subject site has access to all services of town sewerage, water, electricity and telephone. These services will be supplied as required to the proposed new development.

3.8 Stormwater

It is anticipated that stormwater will be directed to the existing drainage system. Rainwater tanks will be installed on site. The rainwater tanks will meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. A stormwater plan is attached.

3.9 Energy Efficiency

The proposed development has met the requirements of BASIX and obtained a BASIX report as part of the NSW Department of Planning. A BASIX Certificate has been prepared by an accredited assessor. A copy of this report accompanies this statement.

3.10 Access and Traffic

Motor vehicle access to the subject site is via Flinders Street. Flinders Street is a sealed all weather access road. The proposed development is not expected to significantly increase local traffic movement with the local area.

To ensure the safety of residents and the general community the proposed development complies with Council's requirement for adequate access and manoeuvrability.

3.11 Landscaping

Once the proposed development is completed the owners will be installing selected landscaping to provide privacy and reduce the impact of the development to the overall streetscape.

3.12 Vehicle Parking Requirements

The proposed development will incorporate three (3) double lock-up garage. The provision of a double lock-up garage for each dwelling meets with Council's vehicle parking requirements. Council's requirements being two (2) space for each dwelling containing three (3) bedroom.

As this proposed development is for three (3) dwelling a visitor space is also provided.

3.13 Acoustic Privacy

Acoustic privacy will be maintained between residents and neighbours through the use of appropriate building materials and the location of external open spaces. The erection of a 1.8m high colorbond fence will contribute to ensuring acoustic privacy between the two dwellings.

The location of bedrooms relative to living areas demonstrates the desirable placement of these spaces relative to active use outdoor areas.

3.14 Colour Schedule

An appropriate colour scheme for the development will be adopted to ensure that the proposed residence will complement the existing residence and provide for a unique development that will enhance the overall streetscape.

3.15 Heritage

The subject site has not been identified as having European heritage significance.

3.16 Flora & Fauna

The subject site is currently vacant. No Flora or Fauna will be disturbed as a result of the proposed development.

3.17 Bush Fire

The subject site is not located within a bush fire prone area. A bush fire assessment is not required in this instance.

3.18 Retaining Walls

The proposed development does involve the construction of retaining walls. The retaining walls will have a maximum height of 600mm and are not expected to have a negative effect on adjoining property. The construction of the proposed retaining walls is the safest option for providing ground stability for the proposed development.

4.0 Waste Management

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

TABLE 1: Site Waste Management Plan

MATERIAL	PROPOSED STRATEGY
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover 'Working with Asbestos Guide, 2008
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Construction Waste

Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See 'Table 1: Site Waste Management Plan' above for further details.

General Domestic Waste

All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

5.0 CONCLUSION

This Statement of Environmental Effects has been prepared to address relevant planning issues for the proposed development. The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The subject site is of sufficient size to accommodate such a development;
- The subject site has access to all services of town water, electricity and telephone;
- The proposed development will not decrease the residential amenity currently enjoyed by residents of the area;
- The proposed development will occur with minimal land disturbance;
- The proposed development requires minimal vegetation removal;
- The proposed development ensures the privacy of residents of adjacent properties;
- The subject site is not subject to drainage problems;

6.0 RECOMMENDATION

It is recommended that Maitland Council grant Development Consent for the proposed development at Lot B DP 392867 (No. 86) Flinders Street, East Maitland.



ACID SULFATE SOIL MANAGEMENT PLAN

PROPOSED DUAL OCCUPANCY

Lot B DP 392867
(No. 86) Flinders Street
MAITLAND

Prepared For:
McFarlane Investments (NSW) Pty Ltd

JULY 2023

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QA Status

PREPARED	ISSUED
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ACID SULFATE SOIL MANAGEMENT PLAN

Development

The proposed development will involve construction of a Dual Occupancy.

Classification of Acid Sulfate

The subject site has been identified as land which has the potential to produce potential Acid Sulfate Soils (ASS).

Acid Sulfate Soil

Acid sulfate soils (ASS) are widespread along the margins of the NSW coast, in estuarine floodplains and coastal lowlands, including urban areas, farmland, mangrove tidal flats, salt marshes and tea-tree swamps. Disturbance or poor management and use of ASS can generate sulfuric acid and salts. ASS can lower soil and water pH and increase salinity, reducing or precluding vegetation growth and producing soil conditions which may be detrimental to concrete and steel components of structures.

Appropriate planning and management of urban and agricultural land to prevent damage associated with acid sulfate soils is now recognised as an extremely important issue for the NSW coast.

The possibility of locating ASS within the subject site is acknowledged.

Purpose of Management Plan

- Identify possible areas of concern and sources of ASS affected by construction;
- Evaluate potential environmental impacts associated with construction;
- Provide preventative and control measures during and after construction;

Recognition of ASS

Contractors need to be able to recognise potential ASS. Some indicators to identify potential ASS are:

- If disturbed, may smell of rotten eggs;
- The presence of Jarosite, usually found as amber-yellow to brown crusts or coatings of minute crystals;
- Monosulfides, appear as a black ooze, can form at the bottom of slow-moving or still waters in ASS-prone areas;
- Stunted or dead vegetation;
- Rust –coloured iron stains and oily-looking water;
- Clear blue-green water body.

Some indicators to identify potential acid sulfate soils (PASS) are:

- Waterlogged ASS may range from dark grey muds to grey sands.

Minimising Disturbance

It is important to minimise disturbance of ASS for the following reasons:

- Water quality is acceptable at receiving waters;
- Areas of environmental value are protected;
- Property is not detrimentally affected.

Where there is no alternative but to disturb PASS it is suggested that:

- Design and construction methods be employed to minimise exposure to these soils.

Liming

Sulfuric acid can be neutralised with agricultural lime, but this is too costly for large areas of badly affected land. One technique that has had good results to date is liming of drains so that the sulfuric acid produced in the drain walls is neutralised by the lime as it is washed out. Acid water can also be neutralised by lime.

Management Principles

The disturbance of ASS should be avoided wherever possible. It is expected that the disturbance of soil for the proposed development will be minimal, even though ASS need to be managed appropriately.

The effective management of ASS will reduce the potential for acid damage and corrosion of surrounding structures and prevent any detrimental effects to the environment.

The following principles should be adopted to combat any potential impact of ASS on the subject site:

- The disturbance of ASS should be avoided wherever possible.
- Where disturbances of ASS is unavoidable, preferred management strategies are:
 - minimisation of disturbance
 - neutralisation
 - hydraulic separation of sulfides either on its own or in conjunction with dredging
 - strategic reburial.
- Stockpiling of untreated ASS above the permanent groundwater table with (or without) containment is not an acceptable long-term management strategy. For example, soils that are to be stockpiled, disposed of, used as fill, placed as temporary or permanent cover on land or in waterways, sold or exported off the treatment site or used in earth bunds, should be treated/managed in a timely manner.
- All excavated materials which need to be stockpiled should be covered to reduce exposure to the weather.
- Neutralisation can be achieved by using agricultural lime. Mix excavated soil material and surfaces with lime at a rate recommended by manufacturer's instructions.
- Reburial location must be one that is permanent.
- When reburying materials precaution should be taken to avoid oxidation.