

STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects report explains the likely impacts of the development proposal taking into consideration relevant planning and environmental considerations.

Applicant's Name: - Bill Kinsey & Kevin Short
Address: - 155 Elgin Street, Maitland
Lot/D P: - Lot 59; DP 1148410
Zoning: - RE1 – Public Recreation
RE2: Private Recreation (hockey fields and building)
File No: - 231387
Date: - October 2023

What is the development application for?

- ✓ Proposed detached storage shed (replace existing)

DEVELOPMENT DESIGN ATTRIBUTES

A. Site Suitability

The property at **Lot 59; DP 1148410, 155 Elgin Street, Maitland** is known as Maitland Hockey Centre and forms part of Maitland Park.

The site is a public recreation area with sports fields, playground, swimming pool and other public facilities. Access is from Devonshire Street, Elgin Street and Park Street.

The proposed storage shed replaces existing sheds. The wall & roof finishes are colorbond metal sheeting, and has setbacks meeting DCP objectives.

S/W discharge to the existing system (harvested for re-use on the tennis court).

The site is considered appropriate for the proposal given its general compliance with the Maitland Council LEP & DCP.



Figure 1 – Existing Maitland Hockey Club facilities, rainwater tank and existing sheds (sheds to be replaced).



Figure 2 – Existing Maitland Hockey Club facilities, rainwater tank and sheds (sheds to be replaced).



Figure 3 – Existing sheds to be replaced, the proposal retains the existing fence offset.



Figure 4 – Existing rainwater tank, pump (in shed) and connections to be retained.

**Maitland DCP 2011 –
RE1: Public Recreation
RE2: Private Recreation
(No specific coverage)**

Part C – Design Guidelines (utilised): -

1.4	Residential Design	
Objectives		
<p>(a) To set appropriate standards for all forms of housing within the City of Maitland.</p> <p>(b) To provide measures to protect the natural and built environment and minimise conflicts which often arise through development.</p> <p>(c) To ensure that development relates to site conditions and that the amenity of adjacent residential development is appropriately considered.</p> <p>(d) To support the efficient use of residential land and expand the variety of housing options available in the City of Maitland.</p>		Complies.
3	Development Incorporating Existing Dwellings	
Objectives		
<p>a) To ensure that, where possible, existing buildings are retained and used for ongoing residential use.</p> <p>b) To ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible.</p> <p>c) To ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment project.</p> <p>d) To encourage sustainable building practices and resource efficiency by minimising the amount of material being diverted to landfill as a result of building demolition.</p>		Complies.
4	Bulk Earthworks and Retaining Walls	
Objectives		
<p>a) To ensure that development responds sensitively to the topography of the land.</p> <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>c) To ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary interface.</p> <p>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</p> <p>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</p> <p>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</p> <p>g) To preserve topsoil.</p> <p>h) To ensure that adequate provision is made for drainage in relation to cut</p>		N/A

and fill practices.	
Design Requirements	
<p>i) A 'bulk earthworks plan (BEP)' shall be submitted with the development application for all forms of residential development showing the levels (relative to a datum benchmark at the site) of all finished ground levels for both the building platform and those areas of the site external to depth of cut/fill, and location of all retaining walls and/or battered slopes. The BEP shall also show existing ground levels adjoining the perimeter boundaries of the land (refer to Figure 4 for sample BEP).</p> <p>k) Where a retaining wall (for the purposes of retaining cut) is proposed either on or in close proximity to a boundary then the maximum extent of cut shall be 900mm (refer to Figures E, F and G).</p> <p>l) Retaining walls shall be designed and certified as structurally adequate by the Accredited Certifier as part of a Construction Certificate: where the wall has a height greater than 1.0 m; where retaining is achieved by a series of separate walls located in close proximity to one another (refer Figures D and E)</p> <p>m) Elevated flooring (eg bearers and joist construction), deepened concrete edge beams, infill slabs, split level construction and the like shall be used where necessary to reduce the extent of earthworks required to achieve the maximum cut/fill levels prescribed under the plan (refer to Figure H).</p> <p>n) Retaining walls shall be constructed of materials which are prescribed by a manufacturer, Australian Standard or structural engineer as being 'fit for purpose'.</p> <p>o) Adequate drainage comprising free draining gravel and subsoil agricultural drains shall be installed to the rear of retaining walls to relieve the hydrostatic pressure at the base of the wall.</p> <p>p) Stormwater or surface water runoff shall not be redirected or concentrated onto adjoining properties so as to cause a nuisance. Adequate drainage is to be provided to divert water away from batters. This requirement shall be an integral part of the site stormwater management plan addressed in Section 18 of the Plan.</p> <p>q) Cut and fill batters should not exceed a slope of 3:1 (horizontal to vertical ratio) to the natural ground level unless the foundation strata, type of material or compaction permits otherwise and Council is satisfied as to the stability of the site. All batters must be provided with both short term and long term stabilisation to prevent soil erosion.</p> <p>r) Excavations in excess of those specified for retaining walls may be permitted within the confines of the building to allow for basements, garages etc providing the excavations are adequately retained and drained in accordance with engineering details.</p> <p>s) All excavations shall be protected in accordance with the requirements of the NSW WorkCover Authority.</p> <p>t) Where a property is burdened by stormwater easements containing pipes care should be taken to avoid pipe damage. In cutting situations it may be necessary to lower existing pipes within the easement. In filling, pits may</p>	N/A

	require extending to the new surface level.	
5	Street building setbacks	
Objectives		
	<p>a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.</p> <p>b) To ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality.</p>	Complies. The proposal replaces existing detached sheds and utilises the setbacks of these sheds and the amenities facility.
Design Requirements		
	g) No garage or carport within an urban residential zone shall be located closer than 6.0 metres to the street boundary at the principal frontage and no closer than 5.5 metres to the street at a secondary frontage.	Complies.
6	Side & rear setbacks	
Objectives		
	<p>a) To allow flexibility in the siting of buildings and the provision of side and rear setbacks.</p> <p>b) To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</p>	Complies.
Design Principles		
	<p>c) Setbacks should be progressively increased as wall heights increase to reduce bulk and overbearing.</p> <p>d) Building siting and height should relate to landform with minimal cut and fill.</p> <p>e) Building form should take into account, where possible, the sharing of views. This could be achieved by split level designs which step buildings down the site corresponding to the site's topography or by reducing the width, depth or height of upper floors and roof structures to provide view corridors for development on adjoining land.</p> <p>f) Building to the boundary should occur only where it does not significantly compromise the privacy and solar access of neighbouring dwellings and private open space.</p> <p>g) Buildings should meet the requirements of the Building Code of Australia in relation to fire protection.</p>	Complies.
Design Requirements		
	<p>h) 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>i) Walls of buildings within urban zones may be built to the side and/or rear boundaries only where:</p> <ul style="list-style-type: none"> • The maximum wall height is 3.0m and there will be no significant impact on privacy, use of private open space and solar access to adjoining properties; • There are no openings unless such openings comply with the fire resistance requirements of the Building Code of Australia and are filled with translucent 	Complies.

<p>or obscured glazing; and</p> <ul style="list-style-type: none"> The length of the wall built to the boundary does not exceed 50 per cent of the total length of the wall comprising that elevation (refer Figure 11). <p>j) Required side and rear setbacks for rural zones are detailed in Table 2.</p>	
<p>7 Site coverage</p>	
<p>Objectives</p>	
<p>a) To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.</p> <p>b) To maximise opportunities for landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes.</p>	<p>Complies.</p>
<p>Design Principles</p>	
<p>c) To ensure that development maximises permeable surfaces and maintains a balance between the 'built' and 'unbuilt' areas.</p> <p>d) To ensure that development provides for unbuilt areas that are of suitable size, dimension and slope that will:</p> <ol style="list-style-type: none"> Provide adequate solar access; Assist in retaining existing vegetation; Enhance the existing streetscape; Enhance privacy and views between housing, other buildings and the street; Accommodate private open space requirements that suit the anticipated needs of occupants; Actively facilitate on-site stormwater infiltration; Provide space for service functions including clothes drying. 	<p>Complies.</p>
<p>8 Building height, bulk & scale</p>	
<p>Objectives</p>	
<p>a) To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints.</p> <p>b) To ensure that the amenity of surrounding properties is properly considered.</p> <p>c) To minimise site disturbance and cut and fill.</p>	<p>Complies.</p>
<p>Design Principles</p>	
<p>d) Developments should be sited and be of a height and scale that cause no significant loss of amenity to adjacent dwellings and land. This can be achieved through:</p> <ol style="list-style-type: none"> Building siting and height that are related to landform with minimal cut and fill; Building forms that enable a sharing of views with neighbours; Building bulk that is distributed to reduce impact on neighbours and on the public street; Building height similar to, but not necessarily the same as, those in the public streetscape; Building to the side or rear boundary where privacy and solar access for neighbouring dwellings and their private open space is not compromised; and The walls of a building, when located on a boundary, should be limited in length and height to minimise the impact on neighbours. 	<p>Complies.</p>

Design Controls	
<p>e) Maximum building height shall be in accordance with Table 4.</p> <p>f) Development application plans shall provide the following information to clearly communicate building heights:</p> <ul style="list-style-type: none"> • A scaled and dimensioned site plan to show pre-development spot levels and/or contours of the site. This plan shall also show post development spot levels of the site at the building corners and perimeter and shall also include finished levels for private open space, communal open space (where provided), driveways and pedestrian pathways and landscaped areas. • Floor plans showing finished floor levels for ground floor internal living space, garages, and finished levels for upper floors and roof; • Building elevations and sections to scale which are fully dimensioned and provide an accurate representation of height having regard to the levels identified on the site plan. Elevations and sections should show floor-to-ceiling heights as well as maximum height of roof element. 	Complies.

9	External appearance
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Objectives	
<p>a) To encourage the creation of attractive, well-designed residential development.</p> <p>b) To allow flexibility in design and use of materials while encouraging high architectural standards.</p> <p>c) To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass.</p> <p>d) To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes.</p>	Complies.

Design Principles	
<p>e) The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed:</p> <p>c. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape.</p> <p>ii. Architectural interest encouraged by:</p> <p>iii. the use of finishes which are textured rather than bland;</p> <p>iv. providing stepping of walls, pergolas, eaves, verandas and blade walls etc. to establish articulation and create light and shadow to a building</p> <p>v. the coordinated use of diverse materials and appropriate decorative treatments</p> <p>vi. Consideration of both typical and rare fenestration (door and window patterns) and the relationship between glazed and solid wall areas.</p> <p>vii. Consideration of traditional relationship of roof mass to wall ratio, roof pitch and design, length of unbroken ridgelines, parapets, eaves and roof water guttering detailing.</p> <p>viii. The design shall provide a variety of experiences for the residents and passers-by thorough attention to silhouette, pattern, texture and colour. The</p>	Complies. The proposal replaces an existing detached shed and will be constructed with colours, material and design consistent with ancillary structures in the neighbouring area and complementing the existing structures.

<p>amount and length of unbroken roof ridgelines, unpunctuated facades, fencing and repetitive form should be minimised.</p> <p>ix. Design diversity should be achieved within and between developments by maximising the advantages of orientation, landforms, views and natural vegetation.</p> <p>x. Where a dwelling has an elevation to a principal street frontage then the design shall ensure that the building has its primary pedestrian entry point addressed to this street. This entry shall be reinforced by landscaping and, where appropriate, fencing to provide a clear entry statement.</p> <p>xi. The following features of existing areas should be considered and integrated into new development where possible:</p> <ul style="list-style-type: none"> Traditional street and lane patterns Street setbacks Groupings of buildings Corner feature sites Pedestrian walkways Promenades, squares and courtyards Characteristic kerb and gutter treatment Pavement design, materials and finishes <p>xii. Corner sites shall be developed such that the building(s) addresses both streets and has a well expressed side elevation that does not dominate the streetscape.</p> <p>xiii. Repetitive building designs should be avoided particularly in new residential subdivisions where there may be a number of sites being developed simultaneously. Repetitive street elevations generally do not achieve variety and interest in the streetscape – designs should ensure that key elements such as materials, colour schemes, fencing and driveway treatments, landscaping, window configurations and roof forms are distinct and give individuality to each development.</p> <p>xiv. That the relevant provisions in this DCP are taken into account where residential development is proposed within a Heritage Conservation Area or on a site of identified heritage significance under the Maitland Local Environmental Plan 2011.</p>	
<p>Garaging</p>	
<p>f) The following matters shall be taken into consideration when designing a development to minimise the dominance of garaging particularly on the public streetscape and communal areas internal to the development site:</p> <p>i. Car parking structures such as garages and carports shall be designed as an integral part of the development and must be compatible with the overall building design in terms of height, roof form, detail, materials and colours.</p> <p>ii. Garages and carports, as a forward element in the design of a dwelling, are discouraged particularly where the dwelling and its associated garage has a direct address and access to a street.</p> <p>Forward projecting garages and carports may be considered where it can be demonstrated that the design of the garage makes a positive contribution to both the street and the architectural quality of the building.</p> <p>iii. The following treatments should be employed to reduce visual impact of</p>	<p>N/A</p>

<p>garages and carports to a road frontage: Garages should be no greater in width than 50 per cent of the total width of the dwelling's frontage (e.g. total width of dwelling's frontage is 15 metres therefore maximum width of garage doors to be no greater than 7.5 metres); Where possible, garages of attached or detached dwellings which have a direct address to the street should not be located side by side; Where the garages of adjoining units are located side-by-side they should have staggered setbacks of at least 1.0 metre; The placement of wide eaves, awnings, pergolas or first floor projecting balconies/rooms over the garages to create shadow lines and provide greater articulation to the building; The use of materials of contrasting colour and/or texture for the walls and doors of each garage to create visual interest and a sense of separate identity for each dwelling unit – note that dark colours will make a garage visually recessive; The use of an irregular driveway alignment; Minimising the width and area of driveways to reduce the volume and rate of stormwater run-off and to increase the area available for landscaping; The selection of paving materials with contrasting colour and/or texture; The use of carports in lieu of garages as these more transparent structures can effectively reduce the bulk and mass associated with multiple garages.</p>	
10 Open Space	
Objectives	
<p>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents; b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping. c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</p>	Complies.
11 Sites having a boundary to a laneway	N/A
12 Accessibility and adaptable housing	N/A
13 Landscape Design	
Objectives	
<p>a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general. b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD). c) To encourage the integration of building and landscape elements.</p>	Complies.
14 Fencing & walls	
Objective	
<p>a) To ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open spaces areas within the development or on adjoining land.</p>	No changes are proposed to the existing arrangement.
15 Driveway access and car-parking	
Objectives	

<p>a) To provide convenient, accessible and safe parking to meet the needs of residents and visitors which does not dominate the streetscape or cause congestion in nearby streets.</p> <p>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</p> <p>c) To encourage the design of access and parking as part of the overall landscape design.</p>	<p>No changes are proposed to the existing arrangement.</p>
<p>16 Views and visual and acoustic privacy</p>	
<p>Objectives</p>	
<p>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</p> <p>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</p> <p>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</p>	<p>Complies.</p>
<p>17 Water and energy conservation</p>	
<p>Objectives</p>	
<p>a) To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.</p> <p>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</p> <p>c) To avoid the potential for significant overshadowing of habitable rooms and private open spaces within the development itself and also with respect to adjoining development.</p> <p>d) To encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.</p>	<p>N/A</p>
<p>18 Stormwater management</p>	
<p>Objectives</p>	
<p>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</p> <p>b) To prevent erosion, sedimentation and other pollution.</p> <p>c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.</p> <p>d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows.</p> <p>e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.</p> <p>f) To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water re-use within the dwelling and for landscaping purposes.</p> <p>g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.</p>	<p>Complies.</p>
<p>19 Security, site facilities and services</p>	
<p>Objectives</p>	

<p>a) To provide adequate personal and property security for residents via “Crime Prevention Through Environmental Design” principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality.</p> <p>b) To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain.</p> <p>c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.</p> <p>d) To ensure that essential amenities and communication facilities are integrated within the residential design.</p>	<p>N/A</p>
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B. Setbacks to boundaries

The proposed setbacks meet DCP objectives.

D. Current & Previous uses

This area of the site currently contains a Maitland Hockey Centre field, amenities building and other structures.

There is no significant vegetation will be impacted by this proposal.

E. Access and traffic

Access is from Elgin Street; the participants will have excellent vision for an exiting vehicle.

F. Privacy, views and overshadowing

The privacy of neighbours will be unaffected by the proposal due to the location of the proposed detached shed in proximity to other recreational facilities.

G. Air and noise

Given the developments use for recreational purposes similar to its surrounds and the use of the area for similar purposes, it is not envisaged there will be any issues with air and noise pollution.

H. Soil and Water

S/W discharge to the system.

EPA measures for sediment control fencing and waste management will be in accordance with Australian Standards.

I. Heritage - Is this development listed as a heritage item or located in a heritage conservation area or in vicinity of a heritage item or archaeological site?

Yes, the proposed detached shed replaces existing sheds, colours, materials and design will complement the existing structures. The distance to the street frontage along with established landscaping ensures minimal

visual imposition to the streetscape or heritage items.

J. Energy

A BASIX Certificate is not required for this proposal.

K. Waste

The existing Maitland City Council rubbish collection service will continue to be utilised.

L. Landscaping

No changes are proposed to the existing arrangement.

M. Acid Sulfate Soils - Is your land subject to Acid Sulfate Soils?

Yes. Class 4, this site is not within 500 metres of adjacent Class 1, 2, 3 land and not considered an issue.

P. Bush fire - Is your land categorised as bushfire prone land?

Yes, no requirement proposed due to the nature of this proposal.

Q. Contamination - Are there any previous land uses that may have resulted in the contamination of the land?

No

R. Flooding - is your land categorised as flood prone land?

Yes, this site is located in a Flood Planning Area. The proposed detached shed replaces an existing shed and with an increased FFL to existing.

R. Mine Subsidence - is your land categorised as Mine Subsidence Development?

No.

S. Crown Reserves –

LRegNo - R570068

LRegNo - R570068

T. Government Property Index –

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