

Statement of Environmental Effects



29 Glenroy Street, Thornton NSW 2322

Reference: MR010

Date: November 2023

Contents

Introduction	3
Applicant	3
Site Details	3
Past and Current Use	6
Approvals Sought	6
Consultation	6
Proposed Development	6
Planning Controls	8
Environmental Planning & Assessment Act 1979	8
Integrated Development	9
Designated Development	11
Section 4.15 EP&A Act	11
Environmental Planning Instruments	11
Proposed Environmental Planning Instruments	13
Development Control Plan	13
Potential Impacts for Consideration	14
Aboriginal Archaeology	14
Access and Traffic	14
Bushfire	14
Ecology	14
Flooding	14
Heritage	14
Noise and Vibration	14
Public Domain	14
Services	14
Site Context	15
Social and Economic Impact	15
Visual Impact	15
Site Suitability	15
Submissions	15
Public Interest	15
Conclusion	16
Supporting Documentation	16
Disclaimer	17

Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a development application (DA) for a Multi Dwelling Housing Development, and One into Three Lot Strata Subdivision at 29 Glenroy Street, Thornton NSW 2322. The aim of this SEE is to assist Council with the assessment of the DA by outlining the following matters:

- The site background and context;
- Details of the proposed development;
- The environmental impacts of the proposed development, and how these have been identified;
- How environmental impacts have been mitigated or minimised;
- Council development controls;
- Any other relevant matters as set out in the relevant legislation.

Applicant

Rev Design.

Site Details

Property Address	29 Glenroy Street, Thornton NSW 2322
Lot/Section/Deposit Plan	11/H/DP10725
Zone	R1 – General Residential
Property Size	918m ² Approx.
Property Constraints	Acid Sulfate Soils
Consent Authority	Maitland City Council

The development site is legally identified as Lot: 11, Section: H in Deposited Plan: 10725, and generally known as 29 Glenroy Street, Thornton NSW 2322. The site of regular rectangular shape and is cleared of any significant vegetation that would be impacted by the proposed development. The topography of the site is mostly level with a gentle fall down to the rear (southern) corner the property. The site is located within a R1 – General Residential Zone and is surrounded by similar development of a comparable size and scale – being residential accommodation, with a mix of single dwellings, dual occupancies and multi dwelling housing.

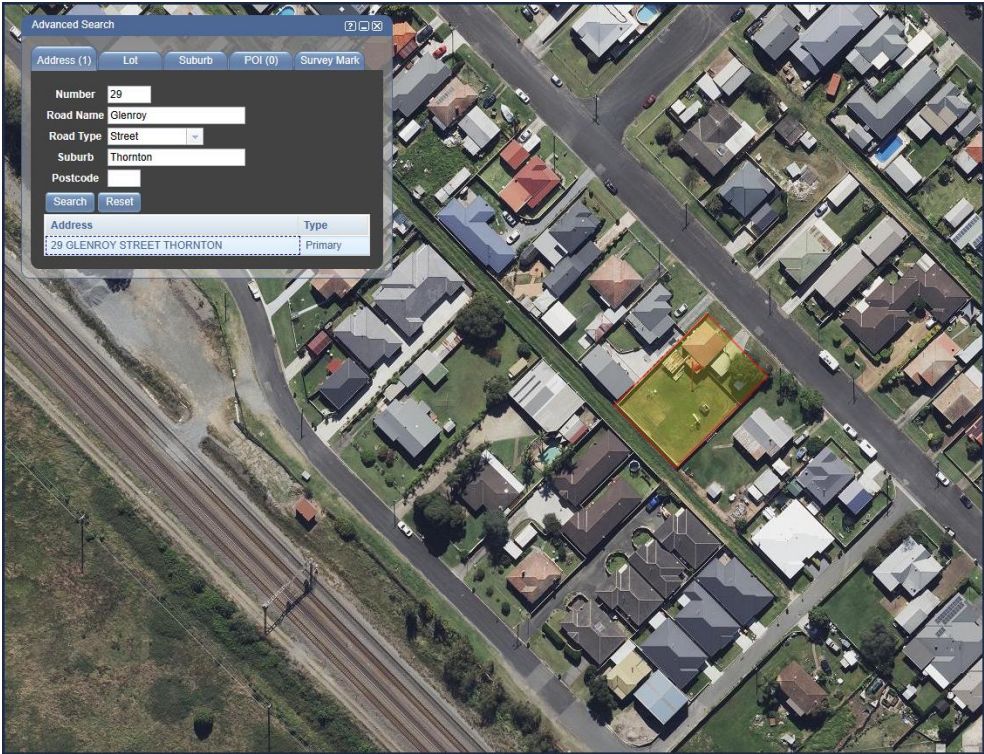


Figure 1: Site Location (Six Maps, November 2023)

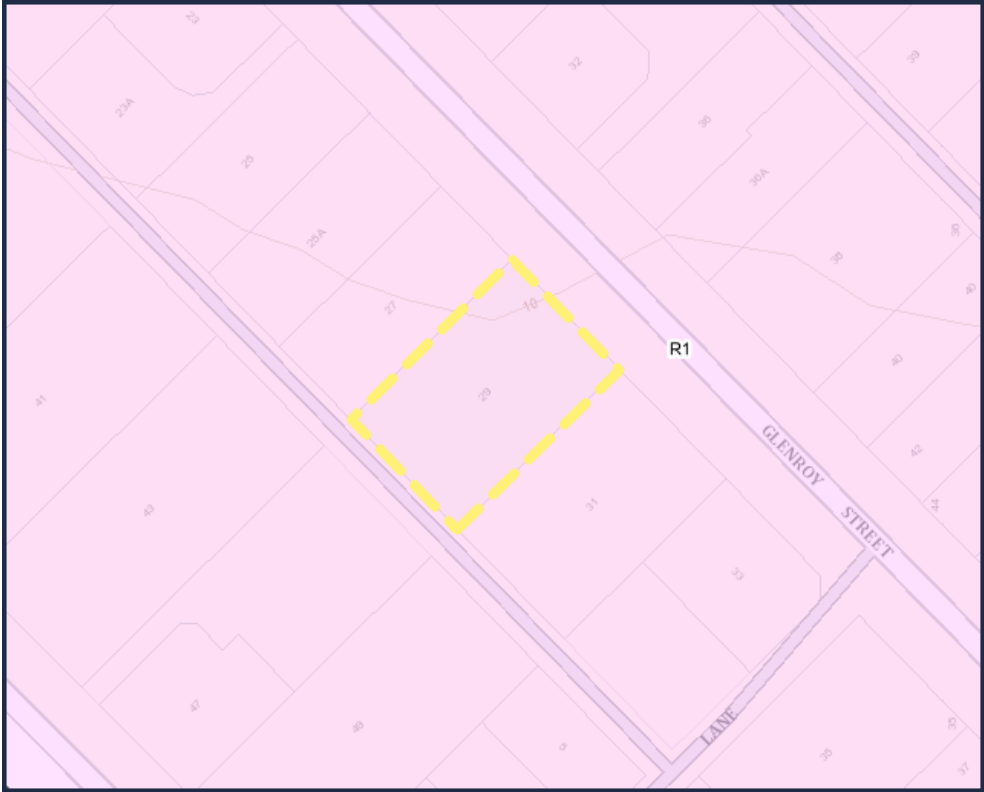


Figure 2: Zoning Information (NSW Planning Portal)



Figure 3: Site Photographs July 2023



Figure 4: Site Photographs July 2023

Past and Current Use

The site is currently being used for residential accommodation, in the way of a dwelling house. No further information was available on Council's DA Tracker at the time this document was prepared.

Approvals Sought

The application seeks development consent for a Multi Dwelling Housing Development, and One into Three Lot Strata Subdivision (detailed development description can be found under Proposed Development heading below). The approval is sought through Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Consultation

The proposal has been reviewed against the applicable planning controls, which include the Maitland Local Environmental Plan 2011 (LEP) and the Maitland Development Control Plan 2011 (DCP). No further formal or informal consultation has been held with Council staff prior to the preparation of this document.

Proposed Development

The proposal includes the following Development:

Demolition of existing dwelling

The proposal includes demolition of the existing single storey dwelling house that is currently located on the site. All demolition works will comply with the Australian Standard *AS2601-2001 – The Demolition of Structures*, and any additional conditions of consent imposed by Council. Please refer to drawing number D804 for details.

Vegetation Removal

The proposal includes the removal of a single mature tree, and exotic landscaping. The tree is located in the eastern side of the property, and is isolated/does not provide connection to other vegetation. There is no significant native vegetation proposed for removal that would require further assessment in accordance with Council's DCP.

Construction of three single storey units

The construction of a multi-dwelling housing development, which will comprise of three single storey units.

The proposal is an architecturally designed multi-dwelling housing development. The design incorporates a diverse range of materials and finishes, which will positively respond to the desired future character of the street. The proposal will contribute to the streetscape through built form and landscape that responds and respects the local context. The proposal will also contribute to local housing requirements, particularly given its proximity to transport, health and retail infrastructure.

Each Unit will comprise of the following:

- Two Bedrooms with Built-in Wardrobes
- Kitchen
- Open Plan Living and Dining Room
- Bathroom
- Laundry
- Linen Cupboard
- Alfresco
- Single Detached Garage

There is also a visitor carpark provided to support guests visiting residents.

1-into-3 Lot Strata Title Subdivision

Once constructed to lockup stage, it is proposed that the 3 units will be subject to a Strata Subdivision, in accordance with the submitted Draft Strata Plan.

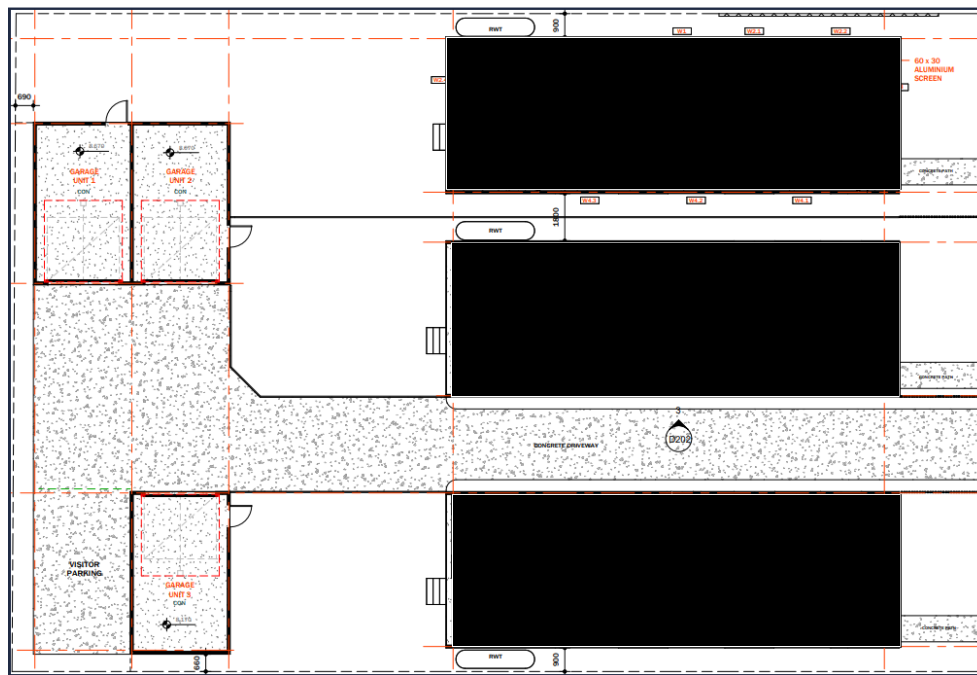


Figure 8: Ground Floor Plan

Landscaping Design

A Landscaping Plan (TOW-2310 Whitchurch) accompanies this development application. The Landscape Plan incorporates planting and screening, including along the rear and side boundaries to minimise the impact to neighbouring properties. The Landscaping Plan is considered to provide a landscape treatment that is complementary to the scale and form of the development.

Summary:

It is considered that the development strongly aligns with the aims and objectives as outlined in Councils DCP. Namely, it is considered to have achieved excellence in design, by ensuring the new development takes the best advantage of the site, while minimising any potential environmental impacts – both on the natural and built environments. It demonstrates that health, safety, and amenity have all been carefully considered in the design of the building, while ensuring the proposal will not have an adverse impact on the environment.

The design will positively respond to the desired character and will contribute to the site through built form and landscape that responds and respects the local context.

A further detailed analysis of the proposed development can be found in the DCP Compliance table.

Planning Controls

The following planning controls have been considered in relation to proposed development, and are addressed within this SEE to support the proposal.

Environmental Planning & Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the relevant legislation under which approval for the proposed development is sought. This SEE has been prepared in accordance with the matters of consideration under *section 4.15 Evaluation* of the EP&A Act, as outlined in within this document.

Integrated Development

Integrated Development is development that, in order for it to be carried out, requires development consent and one or more approvals from a NSW State Government Agency. Integrated Development links development consent for matters under Part 4 of the Environmental Planning & Assessment Act 1979 with any associated approval, licence, consent, permission, or permit required under other legislation.

The aim of Integrated Development is to promote a unified, whole of government approach to the assessment of development in New South Wales.

Act	Provision	Approval	Comment
Fisheries Management Act 1994 (NSW Fisheries)	s144	Aquaculture permit.	Not Applicable
	s201	Permit to carry out dredging or reclamation work.	Not Applicable
	s205	Permit to cut, remove, damage, or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease.	Not Applicable
	s219	Permit to: <ul style="list-style-type: none"> a) Set a net, netting or other material, or b) Construct or alter a dam, floodgate, causeway, or weir, or c) Otherwise create an obstruction across or within a bay, inlet, river or creek, or across or around a flat. 	Not Applicable
Heritage Act 1977 (NSW Office of Environment & Heritage)	s58	Approval in respect of the doing or carrying out of an act or matter referred to in s57(1).	Not Applicable
National Parks & Wildlife Act 1974 (NSW Office of Environment & Heritage)	s90	Grant of an Aboriginal heritage impact permit.	Not Applicable
Protection of the Environment Operations Act 1997 (Environment Protection Authority)	ss 43(a), 47 and 55	Environment protection licence to authorise carrying out of schedule development works at any premises.	Not Applicable
	ss 43(b), 48 and 55	Environment protection licence to authorise carrying out of schedule activities at any premises (excluding any activity described as a	Not Applicable

		“waste activity” but including any activity described as a “waste facility”.	
	ss 43(d), 55 and 122	Environment protection licence to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	Not Applicable
Roads Act 1993 (Roads & Maritime Services)	s138	<p>Consent to:</p> <ul style="list-style-type: none"> a) Erect a structure or carry out a work in, or over a public road, or b) Dig up or disturb the surface of a public road, or c) Remove or interfere with a structure, work or tree on a public road, or d) Pump water into a public road from any land adjoining the road, or e) Connect a road (whether public or private) to a classified road <p>Development is NOT Integrated Development under s138 if in order for the development to be carried out, it requires the development consent of Council and the approval under s138 of the same Council. i.e. works on roads under the care and control of Council including classified roads. Development is ONLY Integrated Development for works on or impacting on motorways i.e., M7 & M5.</p>	Not Applicable
Rural Fires Act 1997 (NSW Rural Fire Service)	s100B	Authorisation under Section 100B in respect of bushfire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes.	Not applicable
Water Management Act 2000 (Department of Primary Industries – Water)	ss 89, 90, 91	Water use approval, water management work approval or activity approval under Part 3 of Chapter 3 of the Act.	Not Applicable

Designated Development

Designated Development refers to developments that are high-impact developments (e.g., likely to generate pollution) or are located in or near an environmentally sensitive area (e.g., a wetland). There are two ways a development can be categorised as ‘designated development’:

- The class of development can be listed in Schedule 3 of the EP&A Regulation as being designated development, or
- An LEP or SEPP can declare certain types of development to be designated.

The proposed development is not deemed Designated Development.

Section 4.15 EP&A Act

Section 4.15 of the EP&A Act outlines the matters for consideration in the determination of a Development Application. The relevant matters for consideration are addressed individually below.

Environmental Planning Instruments

Maitland Local Environmental Plan 2011

LEP Provision	Details	Comment
Objectives of Zone R1	<ul style="list-style-type: none"> • 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. 	The proposal strongly aligns with the objectives as listed in the Zone R1 land use table.
Land Use Table	<p><u>Permitted with Consent</u> 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.</p>	The subject site is Zone R1 General Residential. Multi dwelling housing is permissible with consent in the subject zone.

2.6 Subdivision – consent requirements	Land to which this part applies may be subdivided, but only with development consent.	This application includes one into three lot strata subdivision. Please refer to the draft subdivision plan.
2.7 Demolition requires development consent	The demolition of a building or work may be carried out only with development consent.	The existing dwelling is required to be demolished to facilitate the construction of the new dwelling.
4.1 Minimum subdivision lot size	450m ²	The proposed development includes strata subdivision only.
4.3 Height of Buildings	Not prescribed	Please refer to the DCP compliance table, which demonstrates compliance with Councils Controls.
Clause 4.4 Floor Space Ratio	Not prescribed	Not applicable
4.6 Exception to Development Standards	Clause 4.6 outlines the requirements when a proposal seeks to contravene/vary a principal development standard	There is no 4.6 variation request for this application.
7.1 Acid Sulfate Soils	Acid Sulfate Management Plan or Preliminary Assessment is required for the following works: Class 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	This proposal does not trigger the requirement for an Acid Sulfate Management Plan or further preliminary investigation.
7.2 Earthworks	The objectives of Part 7.2 are as follows: (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land, (b) to allow earthworks of a minor nature without requiring a separate development consent	There are no foreseen impacts of the earthworks that will be required for the proposed development. They are considered standard for residential construction.

State Environmental Planning Policies

LEP Provision	Details	Comment
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The proposal is defined as BASIX Affected Development	The proposal is defined as BASIX Affected Development - therefore BASIX Certificates accompany this application and the relevant commitments have been identified on the plans.
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 4 – Remediation of land	<p>A search was carried out on the NSW Environmental Protection Agency - contaminated land record of notices public register. The search did not list the subject site as being contaminated or potentially contaminated land (or within close proximity with a known contaminated site).</p> <p>Given the scope of works, it is not anticipated to be any risk of disturbing and potential contaminates on the site. It is anticipated that no further assessment or investigation is necessary.</p>

Proposed Environmental Planning Instruments

Nil

Development Control Plan

Please refer to supporting document (Appendix 1): Development Control Plan Compliance Table

Potential Impacts for Consideration

Aboriginal Archaeology

The proposed development is not anticipated to cause any impact or damage to Aboriginal objects, as it is located within an existing residential site area with existing ground disturbances. It is expected that Council will undertake an AHIMS register search to see if further investigation is required.

Access and Traffic

Due to the minor residential nature of the development, it is not considered to be significant with regard to traffic generation, and is unlikely to result in any unacceptable level of impact on the local road network.

Bushfire

The site is not mapped as bushfire prone land.

Ecology

There are no foreseen ecological impacts anticipated as result from the proposed development.

Flooding

The site is not located within a Flood Planning Area.

Heritage

The site does not contain any Heritage Listed items, is not within a Heritage Conservation Area, and is not anticipated to impact on any other items of Heritage significance.

Noise and Vibration

No potential noise or vibration impacts to the proposed development have been identified. Noise generated as a result of construction noise will be in accordance with the *Protection of the Environment Operations Act 1997* and any conditions of the development consent.

Public Domain

Considering the minor nature of the proposed works within an existing residential site, it is not anticipated there will be an unacceptable level of impact to the public domain.

Services

All services to the site are existing including Sewer, Water, Electricity, and Communications. Where applicable Gas may also be available. Where required, these services will be extended to the proposed works in accordance with the service authority requirements. Emergency services' access to the site will not be impacted by the proposed development.

Site Context

The proposed development has demonstrated consistency of the surrounding locality through the environmental planning regulations and site features informing the overall development design.

Social and Economic Impact

The proposed development will have a positive social and economic impact on the site and the greater area. The development will provide employment through the construction phase, and additional housing to the community with the creation of additional dwellings.

Visual Impact

The development has been designed in a way and style that complements the area and is considered to align with Council's DCP. The development is not anticipated to have an adverse impact to the surrounding community and is consistent with the existing streetscape.

Site Suitability

The subject site is zoned R1 General Residential, and the proposed development strongly aligns with the objectives of this zone. The site is considered appropriate for the proposed development as it is surrounded by similar residential development and structures of the same nature.

The development responds to its context and is compatible with the desired built environment and public domain.

Submissions

The development application may require notification to adjoining landowners in accordance with Council's Community Participation Plan. Given the minimal impacts of the proposal, and its consistency with the state and local planning instruments and strategies, as well as surrounding development, it is not anticipated to raise significant or material objection.

Public Interest

The proposed development is in the public interest as:

- It provides for the orderly and economic use of an existing residential site;
- It caters for modern day domestic requirements;
- It will provide employment with associated social and economic benefits during the construction of the development.

Conclusion

As demonstrated within this SEE and the supporting documentation, the proposed development is considered to achieve the following outcomes:

- Inspire innovative design;
- Ensure the development does not have an unacceptable level of impact on residential amenity;
- Respond to the existing, and desired-future, character of the site, and the qualities of the surrounding built and natural environments;
- Addresses Council's development controls.

The proposal will contribute to the residential site through built form and landscape that responds and respects the local context.

It is considered that the development strongly aligns with the aims and objectives as listed in Councils DCP. It demonstrates that health, safety, and amenity have all been carefully considered in the design, while ensuring the proposal will not have an adverse impact on the environment.

It is recommended that Council approve the application as proposed.

Supporting Documentation

- Architectural Plans
- DCP Compliance Table (Appendix 1)
- Site Waste Minimisation and Management Plan (Appendix 2)
- Draft Plan of Subdivision
- Hunter Water Stamped Plans/supporting documents
- Landscaping Plan
- Site Survey
- Stormwater Management Plan
- Cost Estimate Report
- Signed Owners Consent
- BASIX Certificates

Disclaimer

While we have made every attempt to ensure that the information contained within this document is correct, Development Assist Consultants (author) is not responsible for any errors or omissions, or for the results obtained from the use of this information. Development Assist Consultants has relied upon a range of external data/information in the preparation of this documentation. In no event will Development Assist Consultants be liable for any decision made or action taken in reliance on the information within this document, or for any consequential, special, or similar damages.

Part B – Environmental Controls

Part	Proposed	Compliance Achieved
B.2 Domestic Stormwater	<p>A stormwater management plan (SWMP - 29 GLENROY ST THORNTON) and Erosion and Sediment Control Plan is provided with this application.</p> <p>It is acknowledged that a condition will be imposed on the consent regarding erosion and sediment controls.</p>	Yes
B.6 Waste Not - Site Waste Minimisation and Management	<p>The proposed development allows for adequate bin/waste storage. The selected areas will be appropriate screened from the main living spaces of the dwelling, public road, and views from neighbours.</p> <p>A Site Waste Minimisation and Management Plan has been provided as supporting documentation with this application.</p>	Yes

Part C – Design Guidelines

C.8 – Residential Design

Part	Objectives/Design Requirements	Proposed	Compliance Achieved
2. Site Analysis and Site Context	To ensure that residential development is of a high quality and is sensitive to the existing character of the area and the opportunities and constraints of both the site and its surrounds.	<p>Site analysis has been provided through the Architectural Plans, while context analysis information is identified within the SEE and this DCP Compliance Table.</p> <p>The analysis identifies the suitability of the development to the site and the locality, as well as how the proposal has been designed in accordance with the site constraint, including the natural and build environment. The proposal is consistent with development which has taken place within the locality, being a mix of single dwellings, dual occupancies and multi dwelling housing developments.</p>	Yes
3. Development Incorporating Existing Dwellings	<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>The existing dwelling is proposed for demolition. The new dwellings will provide an improved standard of amenity and facilities for the subject site and streetscape.</p>	Not applicable

	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.		
4. Bulk Earthworks and Retaining Walls	<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 and fill practices.</p>	<p>The Architectural Plans demonstrate that the development has been designed to respond to the existing topography of the site, with only minor excavation proposed to create level building pads, and cut and fill will be relatively balanced.</p> <p>The proposed earthworks are consistent with that of similar developments previously completed within the locality, and do not present an unacceptable level of impact to the surrounding environment.</p>	Yes

5. Street Building Setbacks	The minimum setback from the principal street frontage to the building line in an urban residential zone is 4.5 metres.	<p>The proposed setback to the front building line is 3.965m. It is considered this setback aligns with the objectives and controls of Council’s DCP, namely Part 5.7 which outlines:</p> <p><i>Older residential areas or heritage conservation areas may comprise buildings with setbacks greater than or less than 4.5 metres. Where infill development is proposed in these areas the building line for the new development shall have regard to the setbacks of existing buildings adjacent to the site</i></p> <p>The proposed development will positively contribute and respond to the existing, and desired future character of the streetscape. It provides for a residential development which is similar in scale and context with the surrounding area, the dwellings have been designed to include architectural articulation of elevations, and diversity in material finishes.</p> <p>The development complements the existing setback pattern in the locality, and ensures the street edge is well defined. The north eastern elevations fronting Glenroy Street incorporates the main entry to the dwellings, and a window (habitable rooms) that overlook the street, providing passive surveillance.</p> <p>The proposed development is considered to respond to, complement and harmonise with the positive elements of the street, and is considered to positively contribute to the existing, and desired future character of the streetscape</p>	Yes
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6. Side and Rear Setbacks	<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"> • 0.9m for walls up to 3.0m in height (to underside of eaves); • 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m. 	<p>The rear setbacks of the development are generally compliant with requirements of Council's DCP. The exception is the rear setback of the garage associated with unit 1, which proposes a 689mm setback. Meaning a minor variation to the minimum rear setback control of 900mm is proposed. The extent of the variation is 211mm, representing a variation of 23%. It is considered that the objectives of Part 6 of the DCP have been achieved, as follows:</p> <ul style="list-style-type: none"> ▪ <i>To allow flexibility in the siting of buildings and the provision of side and rear setbacks.</i> ▪ <i>To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</i> <p>When considering there is an unformed lane at the rear of the site, the proposed development maintains adequate setbacks for privacy, landscaping, natural light and ventilation between buildings. Even more so than would generally be provided with a regular lot arrangement (without rear lane) and a compliant 900mm rear setback. The garage wall subject to the decreased rear setback is limited to 6.89m or 27.40% in relation to the lot width.</p> <p>The proposed design maintains the amenity and privacy of adjoining dwellings and is considered to complement the desired built form in the local area. It is request that Council apply a degree of flexibility to this proposal and complete the assessment for rear setback on a merit basis.</p>	Yes – merit assessment requested.
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7. Site Coverage and Unbuilt Areas	<p>Site coverage shall satisfy the requirements detailed in Table 3 - Site Coverage and Unbuilt Areas. All development application plans for residential development shall provide a detailed 'percentage site coverage' calculation having regard to the requirements of Table 3.</p> <p>Development shall have site coverage appropriate for the site's capability and form of development and site coverage shall be consistent with the desired future density for the locality.</p>	<p>Site coverage is proposed as follows:</p> <p>Built Area: 61%</p> <p>Unbuilt Area: 39%</p>	Yes
8. Building Height, Bulk and Scale	<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>The Architectural Plans demonstrate that the proposed dwellings are approximately 4.7m above existing ground level, which is significantly lower than the 8.5m height limit specified for Multi-Dwelling Housing development in the R1 Zone.</p> <p>It is not considered that the development would result in an unacceptable level of impact to neighbouring amenity considering the nature of surrounding development.</p>	Yes
9. External Appearance	<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</p>	<p>The proposal is a contemporary - architecturally designed development. The design incorporates a diverse range of materials and finishes, which will positively respond to the desired future character of the street. The proposal will contribute to the streetscape through built form and landscape that responds and respects the local context. The proposal has been carefully designed to ensure it complements and harmonises with the existing positive elements of the streetscape.</p>	Yes

	designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes.		
10. Open Space	<p>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents;</p> <p>b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.</p> <p>c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</p>	<p>Figure 20 specifies that the minimum area and dimensions of POS shall be:</p> <p>South-westerly aspect requires:</p> <ul style="list-style-type: none"> ▪ 45m² ▪ 6m x 6m <p>All dwellings have suitable areas for POS within the rear setback that exceed the minimum stipulated requirement.</p>	Yes
11. Sites Having a Boundary to a Laneway	<p>a) To ensure that new residential development is provided with a street address that contributes to the amenity of the development and gives new development a 'sense of place' in the overall urban environment.</p> <p>b) To ensure that new development is consistent with and contributes to the character of the existing streetscape.</p> <p>c) To ensure that laneways are developed in a manner consistent with their design constraints and function as service roads.</p>	The site is bound at the rear by an unformed laneway. The rear boundary will be fenced, and landscape as identified on the Architectural Plans. No secondary frontage or access is proposed.	Yes
12. Accessibility and Adaptable Housing	<p>a) To provide adaptable housing that helps sustain community and family networks by allowing people to stay in their houses over the whole of their life.</p> <p>b) To ensure that new development is accessible and useable by people with disabilities and mobility impairment.</p>	Not applicable for 0-9 dwellings inclusive	Not applicable

	c) To provide an adequate supply of housing stock that is designed and constructed to be accessible or capable of being easily adapted for use by those in the community with a disability or mobility impairment.		
13. Landscape Design	<p>a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.</p> <p>b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).</p> <p>c) To encourage the integration of building and landscape elements.</p>	Soft landscaping is provided to each new dwelling and the overall development site. The level, and location of landscaping enhances the appearance and amenity of the development, while also maximising built form and landscape integration. The totality of landscaping is consistent with that of surrounding developments.	Yes
14. Fencing and Walls	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>The following fencing is proposed:</p> <p>1.8m high boundary fencing (Colorbond) external, where adjoining adjacent sites.</p> <p>1.8m high internal fencing (timber) separating the proposed lots.</p> <p>1.2m high front fencing (aluminium slat).</p>	Yes
15. Driveway Access and Carparking	<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>A new driveway is proposed to service the multi-dwelling housing development.</p> <p>Adequate on-site manoeuvring and circulating areas are available to ensure vehicles are able to exit the site in a forward direction. The driveway will be constructed in accordance with AS2890.1</p>	Yes

	<p>c) To encourage the design of access and parking as part of the overall landscape design.</p>	<p>and any additional conditions of consent imposed by Council.</p> <p>The proposed units each contain two bedrooms, therefore one carparking space has been provided to each unit. Additionally, one visitor car parking space has been provided to the new development.</p>	
16. Views and Visual and Acoustic Privacy	<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>The proposal provides for an acceptable level of internal and external visual privacy for both the proposed dwelling, and existing dwellings on surrounding land.</p> <p>Privacy is achieved between new dwellings by the proposed fencing. Acoustic privacy is achieved through construction materials typical with that of residential construction, and building separation in accordance with DCP requirements.</p>	Yes
17. Water and Energy Conservation	<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>The proposal is as BASIX Affected Development. A BASIX Certificate for each of the new dwellings has been provided demonstrating compliance with the requirements, and achieving the minimum specified levels for water and energy efficiency, and thermal comfort.</p> <p>Dwelling design has incorporated adequate solar access and ventilation to internal habitable rooms and external POS. Minimum levels of sunlight are achieved to the POS areas.</p> <p>The proposed building materials are consistent of that used within typical new dwelling construction.</p>	Yes

	d) To encourage the use of building materials that are energy efficient, non- harmful and environmentally sound.		
18. Stormwater Management	<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 flowpaths (eg: 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>	A stormwater management plan is provided with this application – see document SWMP - 29 GLENROY ST THORNTON.	Yes
19. Security, Site Facilities and Services	<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</p>	<p>Suitable areas are for, bin storage, mail box, and clothes drying areas are available for each dwelling which is consistent with the DCP and developments of a similar layout within the locality.</p> <p>All dwellings are proposed to be connected to available services including water, sewer,</p>	Yes

	<p>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>electricity, gas, and telecommunications in accordance with authority/provider requirements.</p>	
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C.10 – Subdivision

Part	Proposed	Compliance Achieved
Design Elements – Environmental Considerations		
EC.1 Flora and Fauna	A single mature tree is proposed to be removed as part of the development. The tree is located in the middle of the lot, on the western side. The tree is isolated and does not provide connection to other vegetation.	Yes
Design Elements – Design Considerations		
DC.1 Lot Size and Dimensions	The proposed subdivision is consistent with a number of developments which have occurred nearby within the locality. Lot sizing meets the minimum requirements as specified in Council's LEP.	Yes
DC.2 Solar Access and Energy Efficiency	The proposed development is afforded adequate solar access as demonstrated within the Architectural Plans. The development has further been designed in accordance with BASIX, with a certificate for each dwelling submitted with the application.	Yes
DC.3 Drainage, Water Quality & Soil Erosion	A stormwater management plan (SWMP - 29 GLENROY ST THORNTON) and Erosion and Sediment Control Plan is provided with this application.	Yes
DC.4 Landscape, Streetscape & Visual Impact	The proposal is a contemporary - architecturally designed development. The design incorporates a diverse range of materials and finishes, which will positively respond to the desired future character of the street. The proposal will contribute to the streetscape through built form and landscape that responds and respects the local context. The proposal has been carefully designed to ensure it complements and harmonises with the existing positive elements of the streetscape.	Yes

DC.5 Effluent Disposal	Effluent disposal will be via the existing sewer and in accordance with Hunter Water requirements. An application for sewer works has been lodged to Hunter Water and the design process is nearing completion.	Yes
DC.7 Crime Prevention – Safer By Design	The proposed subdivisions do not create or exacerbate crime risk or community fear. The development is consistent with a number of developments which have occurred nearby within the locality	Yes
DC.8 Site Filling	Excavation and filling to the site has been designed to ensure that fill has been minimised. No fill is proposed to be imported to the site. Cut and fill volumes aim to achieve as close to balance as reasonably possible.	Yes
DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)	The Multi-Dwelling Housing development will be connected to all services through extensions and connections in accordance with the service providers requirements. Services include water, sewer, electricity, gas, and telecommunications.	Yes
Design Elements – Identity Components		
IC.3 House/Lot Numbering	New street and unit numbering is to be provided by Council.	Yes

C.11 – Vehicular Access and Carparking

Part	Proposed	Compliance Achieved
2.1 Access To The Site	A new driveway is proposed to service the multi-dwelling housing development. Adequate on-site manoeuvring and circulating areas are available to ensure vehicles are able to exit the site in a forward direction. The driveway will be constructed in accordance with AS2890.1 and any additional conditions of consent imposed by Council.	Yes
2.2 Sight Distances	The proposed driveway offers adequate site distances in accordance with AS 2890.1 to satisfy access to and from the site.	Yes
2.3 Entrance / Exit to the Site	Adequate on-site manoeuvring and circulating areas are available to ensure vehicles are able to exit the site in a forward direction. The driveway will be constructed in accordance with AS2890.1 and any additional conditions of consent imposed by Council.	Yes
2.4 Location of Parking Areas	A visitor carparking space is located within the site, accessed from the proposed driveway, as has been identified previously in this document.	Yes
2.6 Construction Requirements	The driveway will be constructed in accordance with AS2890.1 and any additional conditions of consent imposed by Council.	Yes
2.7 Landscaping	The proposed driveway incorporates adequate landscaped areas to achieve a more aesthetic appearance, namely around the perimeter, and also considering the location of POS to each Unit.	

Appendix 3 – Site Waste Minimisation and Management Plan

Site Waste Minimisation and Management Plan	
Property Address	29 Glenroy Street, Thornton NSW 2322
Proposal	Multi Dwelling Housing Development
Consent Authority	Maitland City Council
Applicant	Rev Design

Construction Waste

Type	Reuse (Volume m ³)	Recycling (Volume m ³)	Disposal (Volume m ³)	Comments
Excavation Material	-	<10m ³	-	Excavated materials shall be reused on site, or recycled to legal fill sites where possible, alternatively the excavated material shall be disposed of at licensed waste facility.
Timber (specify)	-	<10m ³	-	Any timber waste shall be disposed of to a recycling facility, alternatively the material shall be disposed of at licensed waste facility.
Concrete	-	<5m ³	-	Any concrete waste shall be disposed of to a recycling facility, alternatively the material shall be disposed of at licensed waste facility.
Bricks	-	<3m ³	-	Any bricks waste shall be disposed of to a recycling facility, alternatively the material shall be disposed of at licensed waste facility.

Tiles	-	<1m ³	-	Any tile waste shall be disposed of to a recycling facility, alternatively the material shall be disposed of at licensed waste facility.
Metal (specify)	-	<3m ³	-	Any metal waste shall be disposed of to a recycling facility, alternatively the material shall be disposed of at licensed waste facility.
Glass	-	-	<2m ³	Glass waste shall be disposed of to a licensed waste facility.
Plasterboard (offcuts)	-	-	<4m ³	Plasterboard offcuts shall be disposed of to a licensed waste facility.
Fixtures and Fittings	-	-	<1m ³	Fixtures and Fittings shall be disposed of to a licensed waste facility.
Floor Coverings	-	-	<2m ³	Floor Coverings shall be disposed of to a licensed waste facility.
Packaging (used pallets, pallet wrap)	-	-	<2m ³	Packaging shall be disposed of to a licensed waste facility.

Garden organics	<4m ³	-	-	Garden organics/green waste that is generated as a result of the excavation works shall be reused on site where possible.
Containers (cans, plastic, glass)	-	<1m ³	-	Containers shall be disposed of to a recycling facility.
Paper/Carboard	-	<1m ³	-	Paper/cardboard shall be disposed of to a recycling facility.
Residual waste	-	-	-	Nil
Hazardous/special waste (specify)	-	-	-	Nil

Operational Waste

Item	Comments
Details of Waste Collection	Maitland City Council's standard waste collection services are available to the subject site – general waste, recycling, and green waste. Collection will be available on the weekly/fortnightly scheduled service as provided.
Suitable waste storage area(s) are available to the subject site.	The proposed development allows for adequate bin/waste storage. The selected areas will be appropriately screened from the main living spaces of the dwelling, public road, and views from neighbours.
The waste storage area(s) are screened from the main living spaces of dwellings, the public road, and views from neighbours.	
The waste storage area(s) are located away from doors, windows and air intakes of all dwellings and businesses	
The bin carting routes from waste storage area to the waste collection point is unrestricted and contains no: steps, walls, fences without gates, narrow gates, vegetation, stepping-stones, loose aggregates, or other obstacles.	