

Statement of Environmental Effects

Project: Proposed Ancillary Development

Address: 84-86 Victoria Street
East Maitland, NSW 2323

Applicant: The Plan Centre on behalf of
Allison and Steven Arnott



Revision	Date	Author
A	19/12/2023	Marcelina Kopczak

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared on behalf of Allison and Steve Arnott to accompany a Development Application (DA) seeking consent for Ancillary Development on Lot 2 / DP 703422, 84-86 Victoria Street, East Maitland, NSW 2323.

This SEE addresses matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979, as well as matters required to be considered by the Maitland Council as stipulated in the Maitland Environmental Plan 2011 (LEP 2011), Maitland Development Control Plan 2011 (DCP 2011), and any other relevant planning controls.



Aerial View of the Site - source SIX Maps

2.0 SITE SUITABILITY AND ANALYSIS

The subject site is known as Lot 2 / DP 703422, 84-86 Victoria Street, East Maitland.

The site is zoned as R1 – General Residential.

The proposed use is consistent with the surrounding development, which consists primarily of mid to large scale; single dwellings. The development site is regular in shape with a total site area of 1,896.7m² and frontage of 40.375 m to Victoria Street.

All essential services are available on site as the property is currently utilised for residential purposes.

3.0 EXISTING AND PROPOSED DEVELOPMENT

3.1 Existing

The site currently accommodates an existing two storey dwelling which is identified in Maitland Local Environment Plan 2011 as a Heritage Item of Local Significance and an ancillary building comprising a garage with studio loft above. The existing dwelling is situated towards the rear of the property with extensive landscaped areas located within the front setback of the property.



3.2 Proposed

The proposed development includes provision of a new concrete inground pool and associated pool house; a carport with low-pitched roof attached to the pool house; and alterations and additions to the existing ancillary building to create a garage with direct access to the adjacent laneway, and conversion of the existing garage space into a workshop.



4.0 COMPLIANCE WITH PLANNING CONTROLS

4.1 General Principles

4.1.1 Zoning

The Site is located within the R1 zone, for which the existing and proposed use as a single dwelling with ancillary development is permissible.

4.1.2 Mines Subsidence

The Site not located within a Mines Subsidence Area.

4.1.3 Bushfire

The site is not located within a Bushfire Prone Area.

4.1.4 Flood Management

The site is not identified as being flood affected in the Citywide Flood Maps of Maitland City Council.

4.1.5 Acid Sulphates Soils

The site is identified as potentially containing Class 5 Acid Sulfate Soils, but is not located within 500m of any land identified as potentially containing Class 1 – 4 Acid Sulfate Soils. Accordingly, no further action is required.

4.1.6 Heritage Provisions

The site is not located within a Heritage Conservation Area but does contain an item of Local Heritage Significance (Heritage Item I82). A Statement of Heritage Impact has been prepared by Jason Penhall of Contemporary Heritage Consultants and accompanies this application.

4.1.7 Tree Preservation & Management

The proposed development includes the removal of some low height vegetation (shrubs) and two small trees in the vicinity of the proposed garage addition. All other existing mature trees on the site will be retained.

4.1.8 Contamination

The site is not known to contain any contaminated land.

4.1.9 Noise & Vibration

All noise, vibration and air emission levels of occupants will comply with Australian Standards.

4.1.10 Erosion & Sediment Control

Erosion and sediment control measures as detailed in the submitted documentation will be implemented during construction to ensure no site runoff to roads, waterways, adjacent property, or construction sequence over the duration of the works.

4.1.11 Waste Management

All construction waste is to be removed by the contractor on completion of works and disposed of offsite. The proposed development will not create toxic waste. No changes are proposed to the operational waste management of the existing dwelling house. A Site Waste Minimisation and Management Plan has been submitted with this application.

4.2 Design Principles

4.2.1 Development Involving Existing Dwellings

The proposed development involves retention of an existing heritage listed single dwelling; implementation of an inground pool and associated pool house; and alterations and additions to an existing garage with loft above. As the existing dwelling is a Heritage Item of Local Significance, special considerations have been made for the development which are discussed within the Statement of Heritage Impact submitted as part of this application.

4.2.2 Bulk Earthworks and Retaining Walls

The proposed development involves implementation of an inground pool, however there are no proposed changes to existing site levels or provision of any retaining walls.

4.2.3 Street Setback and Streetscape

The existing heritage listed dwelling is located at the rear of the property with an existing street setback of approximately 23m. The proposed pool house is located forward of this building line due to insufficient space behind or adjacent the existing dwelling to implement the proposed development. Further discussion on this point is provided within the Statement of Heritage Impact.

The proposed pool has a setback of 5.7m from the waterline to the primary street frontage of Victoria Street, and a setback of 8.5m from the waterline to the secondary street frontage of Flocks Lane.

The proposed pool house has a setback of 16.69m to the primary street frontage of Victoria Street, and a setback of 7.0m to the secondary street frontage of Flocks Lane.

The proposed carport is located behind the building line of the pool house in relation to the primary street frontage of Victoria Street, and a setback of 1.2m to the secondary street frontage of Flocks Lane.

The proposed garage addition is located 3.1m behind the building line of the existing Heritage listed dwelling in relation to the primary street frontage of Victoria Street and matches the alignment of the existing garage resulting in a setback of 1.9m to the secondary street frontage of Flocks Lane.

The location and setbacks of the proposed development is consistent with that of neighbouring development and provides a positive contribution to the streetscape.

4.2.4 Side & Rear Setbacks

The proposed development will have no impact upon existing side and rear setbacks.

4.2.5 Site Coverage

The site has a total area of 1,896.7m² and built area of existing and proposed development totalling 894.7m². This equates to site coverage of 47.2% and unbuilt area of 52.8% which complies with minimum requirements as stipulated in Section 7 of Part C.8 of Maitland DCP 2011.

4.2.6 Building Height, Bulk and Scale

The proposed development has a maximum height of 5.4m, which is well below the maximum allowable height of 8.5m as stipulated in Section 8 of Part C.8 of Maitland DCP 2011

4.2.7 External Appearance

The proposed development has been designed to respect the character and appearance of the existing Heritage listed two-storey dwelling and existing ancillary development located on the site. Further analysis is provided in the Statement of Heritage Impact submitted as part of this application.

4.2.8 Open Space

An existing private open space located at the rear of the existing dwelling will be maintained and will not be impacted by the proposed development. By implementing an inground pool the development actually aims to improve upon the amenity of private opens spaces available within the property.

4.2.9 Sites Having a Boundary to a Laneway

The existing dwelling is oriented towards the primary street frontage of Victoria Street, with the main pedestrian entry point of the dwelling having a direct connection to this frontage. The proposed garage addition proposes direct access from the laneway and provides secure parking for two vehicles consistent with Section 11 of Part C.8 of Maitland DCP 2011.

4.2.10 Landscape Design

The proposed development has been sited and designed to ensure minimal impact on existing landscaping areas. No trees are proposed to be removed as part of the proposed works.

4.2.11 Fencing and Walls

Existing timber boundary fencing will be maintained with the exception of a small section within Flooks Lane which will be removed to facilitate vehicular access to the proposed garage addition.

4.2.12 Driveway Access and Carparking

The proposed development includes a garage addition that will allow for direct vehicle access from Flooks Lane. A new vehicular kerb crossing in accordance with Council engineering standards shall be installed adjacent the garage door to facilitate access. It is noted that no kerb crossing currently exists with access previously achieved via the roll kerb within the laneway. An existing vehicular access gate will be maintained to provide access to a proposed carport facing towards the laneway.

4.2.13 Views, and Visual and Acoustic Privacy

The proposed development does not afford any grand vistas or significant views and will not impact the existing views of neighbouring properties. The nature and siting of the proposed development will not result in any negative impacts upon visual or acoustic privacy of neighbouring properties.

4.2.14 Water and Energy Conservation

The proposed development is ancillary in nature and is not subject to the requirements of State Environmental Planning Policy – Building and Sustainability Index (BASIX). The nature and siting of the proposed development will also not result in any negative impacts upon the existing dwelling in terms of access to sunlight and ventilation and will not result in any overshadowing of the existing dwelling or neighbouring dwellings. Building materials have been selected in respect of the existing Heritage listed dwelling, and as such consideration of energy efficiency of materials has been provided to the extent allowable within Heritage guidelines.

4.2.15 Stormwater Management

The proposed development will connect and discharge to existing stormwater system, downpipes will be visually unobtrusive and integrated within site landscaping, car parking and building structures.

5.0 RECOMMENDATIONS

It is considered that the development is an appropriate and visually suitable proposal for the site and will have a positive effect on the local amenity of the area.

The proposed development is in keeping with the massing, bulk, and style that currently exists in the neighbourhood, and provides a positive contribution to the local character.

The above statement has demonstrated that the proposed development complies with the requirements of the Environmental Planning and Assessment Act 1979, and the relevant objectives of Maitland Local Environmental Plan 2011, and Maitland Development Control Plan 2011. Accordingly, there are no significant environmental or planning constraints likely to inhibit the conditional approval of this development.

Therefore, Council's favourable consideration of this application is recommended.