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STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSED 3D VIEW OF DEVELOPMENT

PROPOSED NEW MULTI DWELLING DEVELOPMENT
2 x 2 BEDROOM DETACHED DWELLINGS
2 x 3 BEDROOM DWELLINGS

52 BONAR STREET MAITLAND 2320
LOT 3/-/DP130188

APPLICANT: Waybrook Properties Pty Ltd

PREPARED: HUGH WALKER PLAY DESIGN STUDIO

APRIL 2024



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1. INTRODUCTION

This statement of environmental effects accompanies a development application for the construction of 2 x 2 bedroom and 2 x 3 bedroom detached dwellings at 52 Bonar Street Maitland NSW. It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Maitland citywide development control plan – residential design, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the environmental impacts in accordance with section 79C of the Environmental Planning and Assessment Act 1979.



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2. SUBJECT SITE AND LAND

The subject site is located at **52 BONAR STREET MAITLAND 2320 LOT 3/-/DP130188**

The site is site is zoned both R1 General Residential / RU1 Primary Production, located centrally to the City of Maitland.

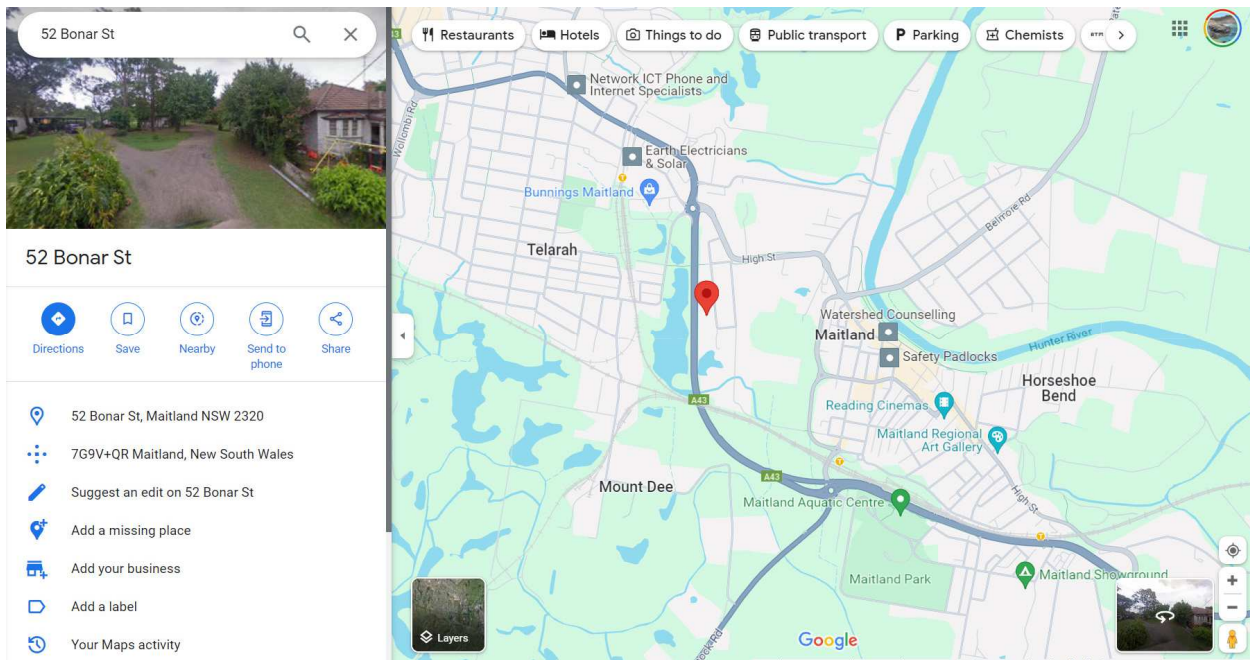


Figure 1: Locality – Maitland NSW

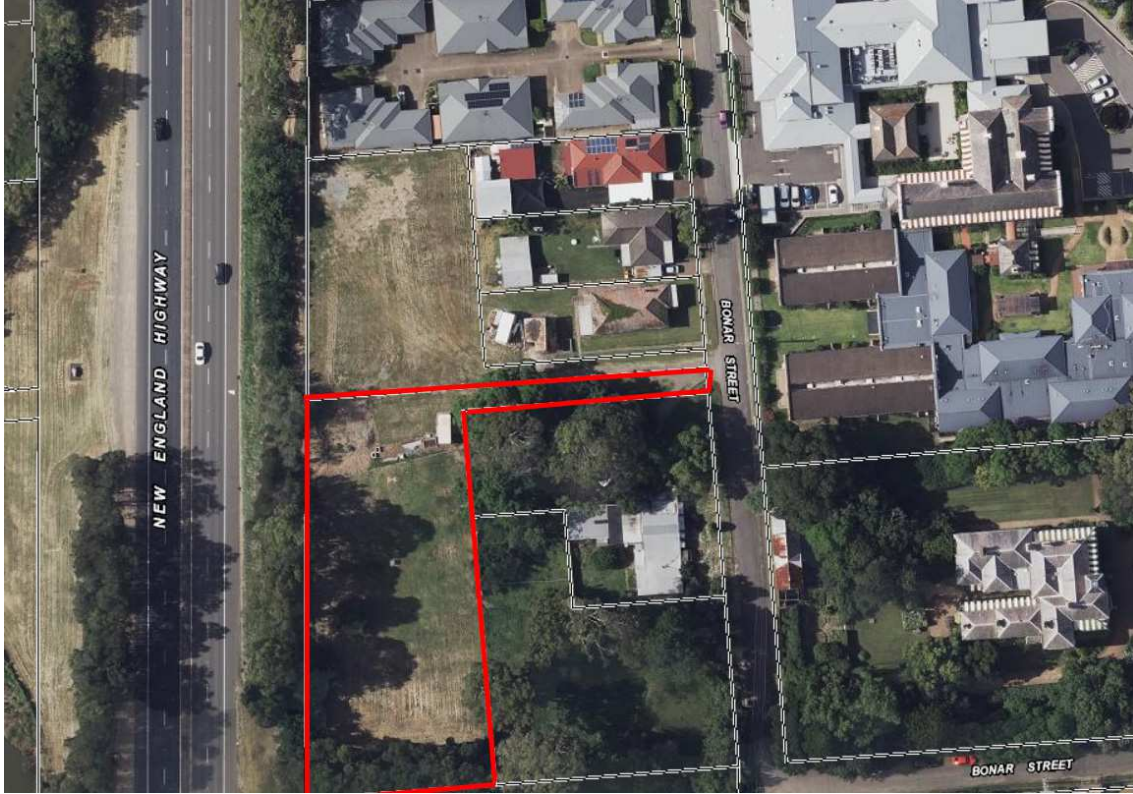


Figure 2: Site area 52 Bonar Street Maitland

The site is in an established and historical residential in Maitland and is also located centrally to the Maitland City Centre a short drive away.

Bonar Street, Maitland is one of the older areas of Maitland and woven through the surrounding context there are several notable heritage style buildings, both of commercial and residential nature. Additionally, there is a variety of housing forms, scales, and aesthetics throughout the context, creating a vibrant, rich, and diverse built environment.

There is a mixture of both single level and two storey buildings in the context. There is a mix of both small cottages and much grander two storey stately homes.

52 Bonar Street is a newly subdivide vacant residential lot. The lot is predominately flat and level for building and has access to it from a new concrete road/driveway. The subdivision of the lot has been finalised and all documentation lodged to lands and titles.

The lot does have a slope dropping off to the south. This lower section of land is flood prone.

There are no existing dwellings, trees or structures on the site/lot located where the proposed new dwellings are going. No trees are proposed to be removed.

There is an existing stormwater system in place, completed as part of the subdivision works. There are existing stormwater pits, easements, and drainage cells in place to deal with stormwater issues.



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The site is zoned R1 General Residential and Ru1 Primary Production. There is an associated allowable buffer zone of 20m where 2 zonings meet in this circumstance. The zoning line and 20m buffer area are indicated on the architectural plans.

The site is not heritage listed but is located in a heritage conservation area. A heritage impact study can be provided if required by relevant council staff.

There are no significant easements, or restrictions on the lot.



Figure 3: View of towards site are from Bonar Street



Figure 4: View of site area located on current 54 Bonar Street



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Figure 5: View of Site from driveway looking south west



Figure 6: View of Site area looking to south west



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Figure 7: View of existing site area looking south



Figure 8: View of driveway right of carriage way to the west



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3. DESCRIPTION OF PROPOSAL – OVERVIEW

It is proposed to gain approvals from Maitland City Council to undertake the following works on **52 BONAR STREET MAITLAND 2320 LOT 3/-DP130188**

- Construction of 2 x 2-bedroom single level residences
- Construction of 2 x 3 bedroom single level residences
- New concrete driveways
- Additions to existing stormwater system
- New landscaping elements
- Retaining walls

It is proposed to construct 2 x new 2-bedroom and 2 x 3 bedroom dwellings on the site. These dwellings are to be single level, framed and clad with colorbond roofs. The dwellings are typical in size to many new units in the context and provide a flexible arrangement for 2 single people, 2 couples, or a small family. The additional 3 bedroom dwellings provide additional space and flexibility for a small to medium family.

Each dwelling has 2 bathrooms for flexibility, living areas, kitchen, laundry, bedrooms, garage. The units are slightly oversized to allow a better living experience and provide a more flexible arrangement.

The dwellings are presented as a Hamptons, country, heritage style influence. This aesthetic assists in the development complementing the existing housing stock in the context. The area in the context is part of a Heritage Conservation zone so the dwellings needed to reflect this through materiality, form, bulk and scale.

The dwellings present as simple elegant weatherboard homes, complemented with elements of brickwork, textured cladding and timber trims. These subtle elements create articulation and also form a dialogue with heritage ideas, approaches.

The dwellings site well on a reasonably level block. Each dwelling is fully detached which helps in creating more of cottage aesthetic and also reduces the bulk and scale of the development.

There is a central concrete driveway which provides easy access into the oversized single garages. The aisle widths are above the standard providing good manoeuvrability and visibility for residents and cars. 1 x visitor car spaces have been provided.

Simple cottage landscaping is used to provide a low maintenance lifestyle for residents.

Multi dwelling developments are common in the context and there are several located near or adjacent to the site. These development provide increased density close to Maitland CBD allowing people to live closer to their work and recreation. This development will provide additional housing stock in a growing city.

Due to the lot design the dwellings are well set back from Bonar Street via a battle axe style laneway. This further reduces impacts of the development on the existing streetscape. The addition of the development will be well shielded and have minimal impact on the context.

The site is zoned R1 residential, and the zoning allows multi dwelling developments. The units have been well designed to meet the requirements of the Maitland City Council DCP.



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Figure 9: This view shows Units 01 and 03 as you enter the main driveway area looking south west

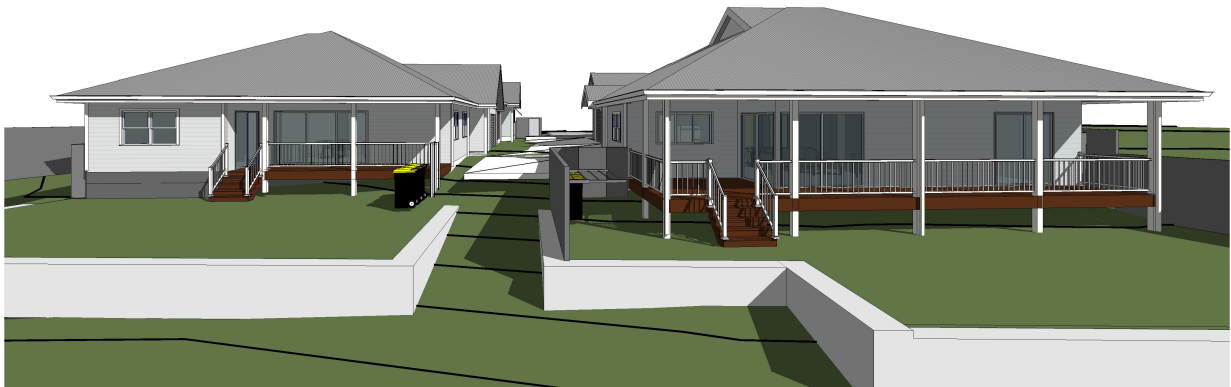


Figure 10: This image shows Unit 02 and 04 from the south looking to the north, taking in the retaining walls and pathway.



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Figure 11: This view shows the main central driveway looking to the south.



Figure 12: This view shows Unit 02 looking to the north west.



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4. WASTE MANAGEMENT / MINIMISATION AND CONTROL

Asbestos / Demolition

The proposed development is on a vacant residential lot there is no asbestos present.

Earthworks has already been completed and no evidence of asbestos has been found to date.

Construction waste

There will be minimal waste created during construction as everything is specifically ordered and made to measure.

Timber frames are manufactured off site and delivered; concrete slab is poured to exact requirements.

Any minor offcuts will be placed in the waste bins and trucked to the local waste depot for disposal.

Any extra building products can be sold or reused on other projects.

Waste bins are to remain covered as well as any loose stockpiles.

All works, waste to be securely stored behind site safety fencing.

Ongoing Waste

The development once complete will utilise weekly council kerbside waste collection which is available in the area. There is sufficient space on the nature strip to accommodate the waste bins.

Each dwelling has designated bin storage area and is not visible from the street.



4. GOVERNMENT REGULATION AND CONTROLS

SECTION 79C

The proposal has been assessed having regard to the relevant matters for consideration under Section 79c of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

ENVIRONMENTAL PLANNING INSTRUMENTS

Maitland Local Environmental Plan 2011

The Maitland Local Environmental Plan 2011 (LEP 2011) applies to the subject site.

Zone R1 General Residential

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



Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with consent

Agritourism; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Cellar door premises; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Jetties; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Water supply systems

4 Prohibited

Any other development not specified in item 2 or 3

The site is Zoned R1 (General Residential) and Ru1 Primary Production. The proposal is permissible with the Council's consent.

CLAUSE 5.3 MAITLAND LEP 2011

The proposed development sits near the boundary zoned Ru1 Primary Production and R1 General Residential.

We suggest that the RU1 Zoning is not a prevalent or dominant zoning in the immediate context. R1 General residence is a more prevalent zoning in the context. The proposed development continues the existing residential character and form of the local context. We suggest the proposed development is not inconsistent with the zonings and the proposed development and design ties into the context.

A specific drawing has been included in the development application that shows the proposed development in terms of the zonings and the 20m buffer zone. The proposed development sits equally within the 20m buffer zone.

Furthermore, the proposed development is in a similar location to the existing residence on site. It will continue a similar compatible arrangement in the Bonar Street Context.

5.3 Development near zone boundaries

- (1) *The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.*
- (2) *This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 20 metres.*
- (3) *This clause does not apply to—*
 - (a) *land in Zone RE1 Public Recreation, Zone C1 National Parks and Nature Reserves, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone W1 Natural Waterways, or*
 - (b) *land within the coastal zone, or*
 - (c) *land proposed to be developed for the purpose of sex services or restricted premises.*



Note—

When this Plan was made it did not contain land in Zone E1 National Parks and Nature Reserves or Zone W1 Natural Waterways.

- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that—*
- (a) the development is not inconsistent with the objectives for development in both zones, and*
- (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.*
- (5) This clause does not prescribe a development standard that may be varied under this Plan.*



FIGURE 13: Plan showing planning zoning boundaries one site

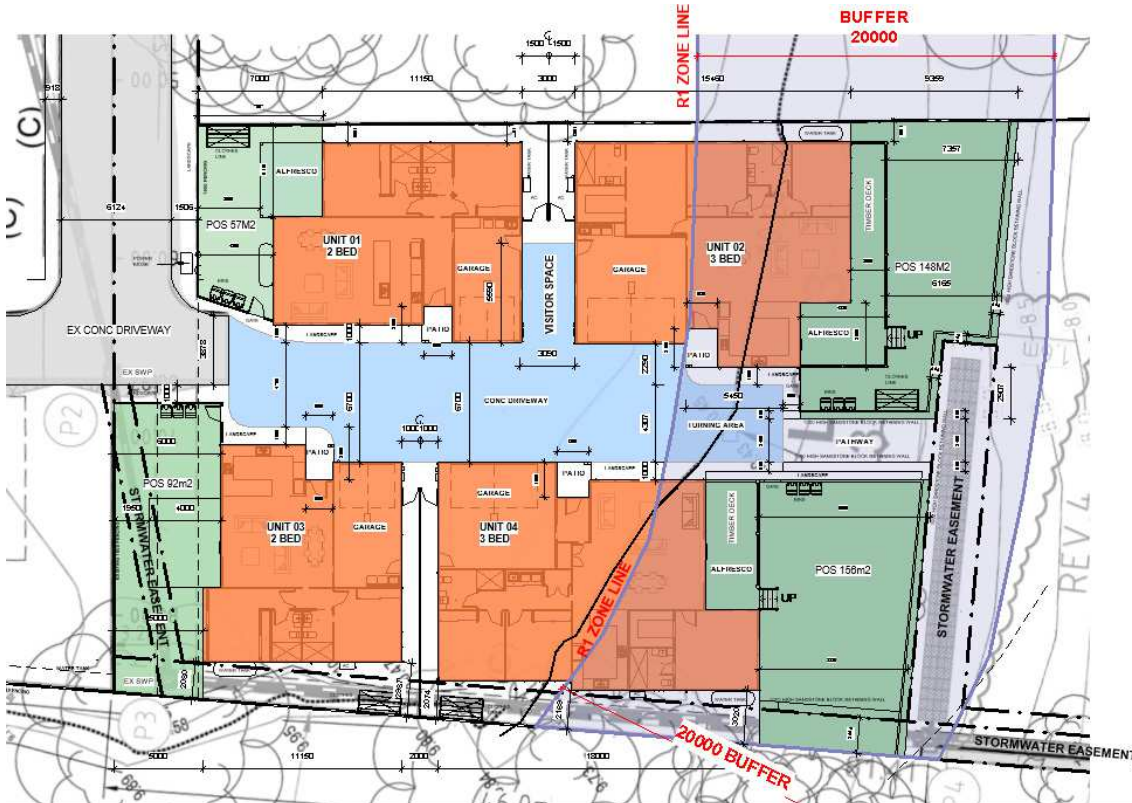


Figure 14: Plan showing proposed dwellings with Planning zone boundary and 20m buffer added

CLAUSE 5.21 MAITLAND LEP 2011

The proposed development is located adjacent to a flood prone area. We have identified a minimum flood level of 10.24 AHD.

The proposed development has a minimum floor level of

- Unit 01 -11.000 AHD
- Unit 02 - 10.400 AHD
- Unit 03 -10.900 AHD
- Unit 04 – 10.500 AHD

All these levels are above the minimum.

Furthermore, the driveways are also located above this flood level and retained with sandstone retaining walls blocks.

Access to the site should be maintained as it is above this flooding level.

The flood level of 10.24 is shown on the site plan.



The proposed development is well designed Building will be piered into natural ground line then retained with large sandstone retaining wall blocks. The site and building is well constructed and stable.

The proposed development has minimal change to the existing topography and site and should not add additional negative effects to the local context and site area.

5.21 Flood planning

- (1) *The objectives of this clause are as follows—*
- (a) *to minimise the flood risk to life and property associated with the use of land,*
 - (b) *to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
 - (c) *to avoid adverse or cumulative impacts on flood behaviour and the environment,*
 - (d) *to enable the safe occupation and efficient evacuation of people in the event of a flood.*
- (2) *Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—*
- (a) *is compatible with the flood function and behaviour on the land, and*
 - (b) *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
 - (c) *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
 - (d) *incorporates appropriate measures to manage risk to life in the event of a flood, and*
 - (e) *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*
- (3) *In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*
- (a) *the impact of the development on projected changes to flood behaviour as a result of climate change,*
 - (b) *the intended design and scale of buildings resulting from the development,*
 - (c) *whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
 - (d) *the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*
- (4) *A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.*
- (5) *In this clause—*

Considering Flooding in Land Use Planning Guideline means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021.

flood planning area has the same meaning as it has in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.



CLAUSE 5.10 MAITLAND LEP 2011 - HERITAGE CONSERVATION

Items of heritage conversation have been addressed in the architectural design, this statement of environmental effects and Statement of Heritage Impact.

5.10 Heritage conservation

Note—

Heritage items (if any) are listed and described in Schedule 5. The *Heritage Map* may also show the location of a heritage item. Heritage conservation areas (if any) must be shown on the *Heritage Map* as well as being described in Schedule 5.

The location and nature of Aboriginal objects and Aboriginal places of heritage significance may be described in Schedule 5 and shown on the sheet of the *Heritage Map* marked “Aboriginal Heritage Map”.

(1) **Objectives** The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Maitland,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—

- (i) on which a heritage item is located or that is within a heritage conservation area, or
- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) **When consent not required** However, development consent under this clause is not required if—

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or



- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
- (d) *the development is exempt development.*
- (4) **Effect of proposed development on heritage significance** *The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*
- (5) **Heritage assessment** *The consent authority may, before granting consent to any development—*
 - (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*
 - (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),**require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*
- (6) **Heritage conservation management plans** *The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*
- (7) **Archaeological sites** *The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—*
 - (a) *notify the Heritage Council of its intention to grant consent, and*
 - (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (8) **Aboriginal places of heritage significance** *The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—*
 - (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
 - (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*
- (9) **Demolition of nominated State heritage items** *The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—*
 - (a) *notify the Heritage Council about the application, and*
 - (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (10) **Conservation incentives** *The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—*
 - (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
 - (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
 - (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
 - (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*



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(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

State Environmental Planning Policy 60 (SEPP 60) – Exempt and Complying Development

Not relevant

State Environmental Planning Policy BASIX (SEPP BASIX) – Building Sustainability Index

Basix certificate included

ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

No draft plans

ANY DEVELOPMENT CONTROL PLANS

Maitland Citywide Development Control Plan – Heritage Conservation – Design Criteria

The Maitland Citywide Development Control Plan – Heritage conservation – Design Criteria applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

The Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.



Maitland Citywide Development Control Plan – Heritage Conservation Chapter – Design Criteria

Please refer to appendix 01 – Statement of Heritage Impact
Prepared by: Prepared by: Hugh Walker B.Sc.(Arch.), B.Arch. Director

This SOHI outlines the site area, locality and outlines information relating to No.52 Bonar Street and the existing residence to be demolished.

| Provisions | Assessment | Compliance |
|---|---|------------|
| 5.0 General requirements for buildings in Historic Areas | | ✓ |
| 5.1 Character of Area | <p>The site is in one of the oldest parts of Maitland and is surrounded by many notable heritage buildings. These buildings highlight varying architectural styles and detailing throughout the last 150 years.</p> <p>The development site is well recessed from Bonar Street by 45m via a right of carriage way. The development site will have minimal impact on the street character of Bonar Street and wider context.</p> <p>The proposed development is of a low, bulk and scale. The development has a form and material finish that is typical of the surrounding context. Through these means the development will integrate and form a uniform part of the wider context.</p> <p>The context itself around Bonar Street has varied building forms and structures from many eras of architecture and time. There is great variety in form, bulk, scale, and finish.</p> <p>Due to its proximity to Maitland the area has development many multi-dwelling developments; increasing the density in the area. This provides more housing close to the centre of Maitland.</p> <p>The development site has a number of similar sized multi dwelling developments around it.</p> <p>Multi dwelling developments are typical in the context and the proposal is a continuation of this.</p> <p>Many of the surrounding residential dwellings in area are lower scale single level dwellings with strong, Georgian, Victorian and Federation architectural styles. The proposed dwellings provide a simple modern aesthetic with traditional elements that form a relationship with these older heritage styles.</p> | ✓ |



| | | |
|---------------------------------------|--|----------|
| <p>5.2 Siting the New Development</p> | <p>The proposed new dwellings are well sited off Bonar Street and have minimal impact on the Street Character of Bonar Street</p> <p>Dwelling have designated porticos addressing their frontages and main driveway. providing a quality appearance.</p> <p>Dwellings are well fenced and landscaped, defining public and private space. There are several outdoor areas on different frontages providing flexibility throughout the various seasons.</p> <p>Dwellings have been simply arranged to provide ease of vehicle access and provide maximum vehicle manoeuvrability.</p> <p>A fully detached dwelling layout has been used to reduce the bulk and scale of the development and provide a more residential cottage appearance. This is in lieu to one line of fully attached dwellings with no breakup.</p> <p>Private open spaces have been aligned as best as possible to take in north facing light. Living areas are also located with access to northern light.</p> | <p>✓</p> |
| <p>5.3 Scale</p> | <p>The proposed new dwellings are of height bulk and scale typical of homes and units in the area.</p> <p>The design should merge with the context but still provide its own unique quality appearance.</p> <p>The proposed dwellings do not dominate the streetscape or any adjoining properties or structures.</p> <p>The development and dwellings are a similar scale to surrounding multi dwelling development, however provide more generous outdoor areas and setbacks.</p> | <p>✓</p> |
| <p>5.4 Proportions</p> | <p>The proposed dwellings utilise proportions typical of heritage homes in the area.</p> <p>The use of double hung windows, separated verandahs and roofs coupled with gable features and weatherboard cladding creates a similar dialogue and relationship to surrounding existing structures and buildings.</p> | <p>✓</p> |
| <p>5.5 Setbacks</p> | <p>The proposed development and dwellings are setback more than 45m from Bonar Street</p> <p>Dwellings are setback in excess to 1000mm on all boundaries.</p> | <p>✓</p> |
| <p>5.6 Form and Massing</p> | <p>The proposed new dwellings offer form and mass like many other heritage homes in the context.</p> | <p>✓</p> |



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| | <p>The form and mass are well articulated breaking down the overall mass and creating interest and variation.</p> <p>Hip and gable roof forms are used, additionally Dutch gables were added to create further roof breakup and interest. The roof forms are typical throughout the area.</p> <p>Form and massing are similar to adjacent multi dwelling developments in the context.</p> | |
| 5.7 Landscaping | <p>A landscape plan has been provided.</p> <p>The proposed dwelling features quality landscaping and fencing to articulate and complement the built form.</p> <p>Small tree plantings are utilised to add shade and further interest to the streetscape.</p> <p>Landscaping is low maintenance and low water use.</p> | ✓ |
| 5.8 Detailing | <p>Elements of textured cladding, timber trims, dressed timber posts and brickwork are used to add detail and articulation to the building.</p> <p>These form a simple traditional appearance that complements the heritage aesthetic of the context.</p> | ✓ |
| 5.9 Building elements and materials | <p>Simple palette of weatherboards in 2 x separate colours is used between the dwellings to create simple variation.</p> <p>Roof elements add interest through Dutch gables, and gable detailing.</p> <p>Dressed posts and brickwork add further detailing and interest.</p> <p>Detailing is unique and does not directly replicate heritage homes in the context.</p> | ✓ |
| 5.11 Developments in the vicinity of Heritage Buildings | <p>The proposed development is in the context of several heritage listed buildings.</p> <p>The proposal has minimal impact on these buildings in the vicinity due to their proximity.</p> <p>The proposed development is well recessed from Bonar Street by more than 45m. This reduces the appearance, bulk and scale on any surrounding buildings.</p> <p>Several large established trees also offer further shielding of the proposed development.</p> <p>There are several multi dwelling developments constructed in the</p> | |



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| | context. This development is like these developments and should have minimal impact on the heritage nature of the site. | |
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Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

| Provisions | Assessment | Compliance |
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| Section B1 – site analysis and site context | <p>B1.3 - A detailed site analysis plan has been included with the development application including the elements listed in this section.</p> <p>The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts</p> <p>Windows and doors have been reduced to the western façade to reduce noise from the New England Highway and harsh western sunlight.</p> <p>Private open spaces and living areas have been positioned to take in good northern light.</p> <p>Minimal earthworks are required on site to construct the proposed dwellings.</p> <p>The dwellings are well recessed from adjacent existing homes and private open spaces.</p> <p>Development takes use of existing roadways, stormwater system and services provided.</p> <p>20m buffer zone between land zonings indicated on plan and designed too.</p> <p>Flood level of 10.24 taken into account for all dwellings.</p> | ✓ |
| Section B2 – development incorporating existing dwellings | No existing dwellings. | ✓ |
| Section B3 – bulk earthworks and retaining walls | <p>A sediment control and earthworks plan has been completed and is provided as part of the application.</p> <p>The site is generally quite flat so minimal excavation / cut / fill is required.</p> <p>The area for each dwelling will be scrapped back and a concrete waffle pod slab used.</p> <p>There is no need for retaining walls and excessive fill.</p> <p>Most of the stormwater and services are in place from subdivision works so reducing need for more extensive earthworks,</p> | ✓ |



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| <p>Section B4 – street building setbacks</p> | <p>Standard street setbacks do not apply to the site. There is a 45m setback from Bonar Street and site access off a laneway.</p> <p>Each dwelling is orientated to the main driveway with its own portico and designated entry which is typical to a normal dwelling addressing a street.</p> | <p>✓</p> |
| <p>Section B5 – side and rear setbacks</p> | <p>There are varied side setbacks around the 4 x dwellings.</p> <p>All dwellings have a minimum side and rear setback of 1000mm above the 900mm requirement.</p> | <p>✓</p> |
| <p>Section B6 – site coverage and unbuilt areas</p> | <p>Site area is 3107m²</p> <p>Unbuilt / landscaped area is 63%. Or 1957m²</p> <p>Site coverage built = 37% or 1149m²</p> <p>Unit areas</p> <p>UNIT 01</p> <p>LIVING & GARAGE = 106M² GARAGE = 26M² PATIO = 3M² ALFRESCO = 15M²</p> <p>UNIT 02</p> <p>LIVING = 134M² GARAGE = 39M² PATIO = 4M² ALFRESCO = 35M²</p> <p>UNIT 03</p> <p>LIVING = 97M² GARAGE = 27M² PATIO = 5M² ALFRESCO = 20M²</p> <p>UNIT 04</p> <p>LIVING = 152M² GARAGE = 40M² PATIO = 3M² ALFRESCO = 21M²</p> | |
| <p>Section B7 – building height, bulk, and scale</p> | <p>Building height does not exceed 5.8m below the 8.5m max</p> <p>Development maintains a single level scale which is similar to surrounding properties and development.</p> <p>Bulk height and scale is typical of similar developments in the surrounding context.</p> | <p>✓</p> |
| <p>Section B8 – external appearance</p> | <p>The proposed new dwellings are well sited with garages located to the main access driveway.</p> <p>Dwellings have designated porticos addressing their frontages providing a quality appearance.</p> <p>Dwellings are well fenced and landscaped, defining public and private space. There are several outdoor areas on different frontage providing flexibility throughout the various seasons.</p> | <p>✓</p> |



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| | <p>Dwellings present a quality-built aesthetic that will enhance the character of the area. The fencing and landscaping will provide further enhancement to Bonar Street.</p> <p>The proposed dwellings have large setback of 45m from Bonar Street so will have minimal impact on the surrounding built character and aesthetic.</p> <p>The proposed new dwellings are of height bulk and scale typical of homes in the area.</p> <p>The design should merge with the context but still provide its own unique quality appearance.</p> <p>The proposed dwellings do not dominate the streetscape or any adjoining properties or structures.</p> <p>The proposed dwellings utilise proportions typical of heritage homes in the area.</p> <p>The use of double hung windows, separated verandahs and roofs coupled with gable features and weatherboard cladding creates a similar dialogue and relationship to surrounding existing structures and buildings.</p> | |
| Section B9 – open space | <p>Units have the required private open space and are as follows.</p> <p>Unit 01 – 57m² Unit 02 – 148m² Unit 03 – 92m² Unit 04 – 156m²</p> <p>Private open spaces have been located to the east and north as best as possible.</p> <p>Private open spaces are located directly off living areas.</p> <p>Private open spaces are flexible and open areas.</p> | ✓ |
| Section B10 – sites having a boundary to a laneway | <p>Not applicable</p> <p>Not a laneway (right of carriage way)</p> | ✓ |
| Section B11 – accessibility and adaptable housing | <p>Not required for 4 x units</p> | ✓ |
| Section B12 – landscape design | <p>A detailed landscape plan has been included for the development.</p> <p>The landscape plan is designed as low water use, traditional inspired and quality materials, and plants.</p> | ✓ |



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| <p>Section B13 – fencing and walls</p> | <p>Boundary fencing is new and existing timber paling.</p> <p>Side fences 1800mm timber ship lapped timber palings with steel posts.</p> <p>Sandstone retaining walls also used for quality lasting solution.</p> | <p>✓</p> |
| <p>Section B14 – driveway access and car parking</p> | <p>Access to site the site area is via a 6.13m wide right of carriage way. This is sufficient for 2 x vehicles to pass. This driveway right of carriage way is approved and has been constructed ready for use.</p> <p>New driveways will connect to this existing right of carriage way.</p> <p>Dwellings are aligned to a new concrete driveway and turning area. Driveway, aisle widths and turning areas comply with AS2890.1</p> <p>Typical apron turning widths are above 6.4m wide.</p> <p>Extra wide garage doors are also used to provide additional vehicle turning space.</p> | <p>✓</p> |
| <p>Section B15 – views and visual and acoustic privacy</p> | <p>Some minor noise during construction for 6 to 9 months during the designated working hours as part of council conditions.</p> <p>Neighbours to be notified of when works to commence in accordance with all requirements.</p> <p>The proposed units will have no major effect on the surrounding context. The units are typical in design to many homes in area. Private open spaces are located with good boundary setbacks and do not overlook one and another.</p> <p>Boundary fencing also offers a good buffer.</p> | <p>✓</p> |
| <p>Section B16 – energy conversation</p> | <p>BASIX and Naters certificates provided</p> <p>Good natural lighting to units with opportunity for cross ventilation.</p> <p>Verandahs, patios, and window awnings assist in sun and weather protection.</p> <p>Low energy use fittings and fixtures</p> <p>Low water use fittings</p> <p>Highly insulated dwellings</p> <p>Light colours to reflect heat and reduce heat gain</p> | <p>✓</p> |
| <p>Section B17 – stormwater management</p> | <p>A sediment control fence is to be used to reduce any potential runoff from the site.</p> <p>Each dwelling has rainwater storage. Overflow from rainwater tanks</p> | <p>✓</p> |



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| | <p>directed to existing drainage cells and stormwater system already in place from subdivision works.</p> <p>A concept stormwater plan has been provided attaching new stormwater pits, tank overflows and downpipes to the existing system in place.</p> <p>The existing stormwater system has been designed to allow for new multi dwellings on the site.</p> | |
| <p>Section B18 – security, site facilities and services</p> | <p>During demolition, a temporary site safety fence to be utilised.</p> <p>The fencing will display all relevant safety signage and contact details.</p> <p>The site has side lane access which provides additional safety for trucks to load materials off Bonar Street reducing vehicle and safety issues.</p> <p>Letter boxes provided at front of property</p> <p>Each unit has clothes drying and bin storage areas.</p> | <p>✓</p> |



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PLANNING AGREEMENTS

There are no planning agreements.

REGULATIONS

There are no matters prescribed by the regulations for the proposal.

LIKELY IMPACTS

The proposed development will have minimal impacts on the surrounding context due to its adherence to MCC planning controls and good quality design that minimise impacts.

SUITABILITY OF THE SITE FOR DEVELOPMENT

The site is zoned R1 General residential, and the development is permissible. The site is flat in the building areas and makes a great building site for multi dwelling houses. The proximity to Maitland CBD also makes the site suitable for increased housing and density to meet growing housing needs.

ANY SUBMISSIONS

To be considered by Council should notification be required.

THE PUBLIC INTEREST

For reasons set out in this statement. It is considered that there will be no public interest in the proposed, given the absence of any demonstrable adverse impacts.



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5.CONCLUSION

The proposal satisfies the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 and the provisions set out in the Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria.

The proposed new development is a simple and elegant multi dwelling housing development that provides additional housing supply and density in a key area of Maitland.

The proposed development is designed to height, bulk, scale, form and finish to complement existing heritage buildings and areas in the context.

The proposed development is similar to many existing multi dwelling developments in the context.

The proposed development is well sited, laid out, to provide good quality and flexible dwellings that offer residents a good quality of living within a low energy use dwelling.

The development is well set back from Bonar Street and will not dominate the streetscape of wider context.

We suggest that the development meets council requirements and provides a great benefit to the growth of Maitland City.

We ask the development be approved as is or with any required council conditions as discussed/agreed.



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APPENDIX 01 – STATEMENT OF HERITAGE IMPACT

Prepared by: Prepared by: Hugh Walker B.Sc.(Arch.), B.Arch., Play Design Studio Director

This SOHI outlines the site area, locality and outlines information relating to No.52 Bonar Street and the existing residence to be demolished.