

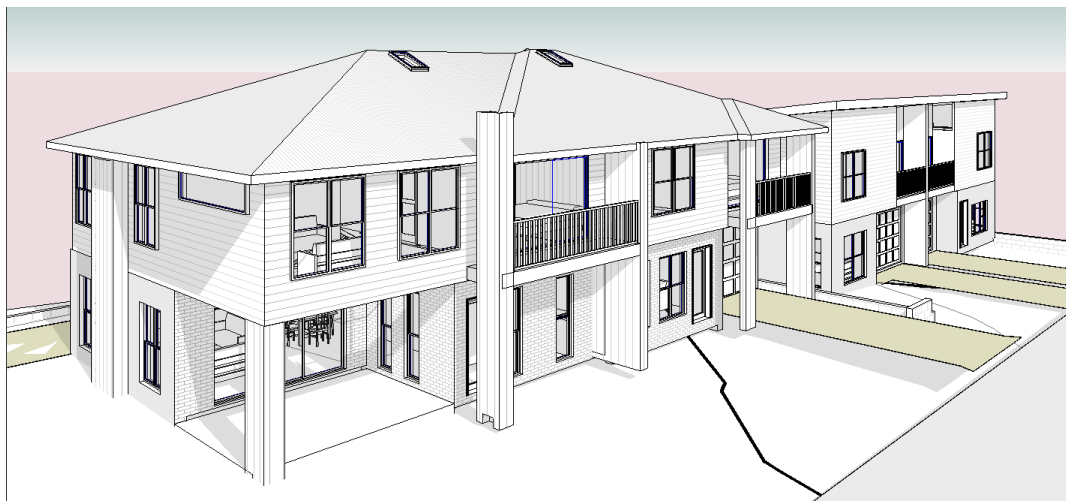
# Statement of Environmental Effects

Project: Multi Dwelling / Strata Subdivision

Zone R1 General Residential

Address: 87 Banks Street  
East Maitland NSW 2323  
(LOT 15 Section 1 DP 758374)

Client: Mr M Hewlett and Ms M Heffernan



Prepared by:

1 Kimberly Close  
Ashtongrove  
East Maitland NSW 2323

Ph 49 33 49 00



# INTRODUCTION

## Background – Existing

The site is a North East facing corner block that is only approx. 400m from Melbourne Street. Melbourne St is Zoned Mixed Use (MU1) and offers a wide range of shops and other businesses including restaurants and handy markets.

It is also easy walking distance to Stockland park, Cooks Hill Sporting field and only approx. 600 M to the major Transport hub of Newcastle St ( New England Hwy).

This is the ideal site for development and creates 4 new rental properties. A Valuable addition to helping the local area's rental crisis. It is designed to comfortably sit within a freestanding house neighbourhood, with out significantly changing the character of the street.

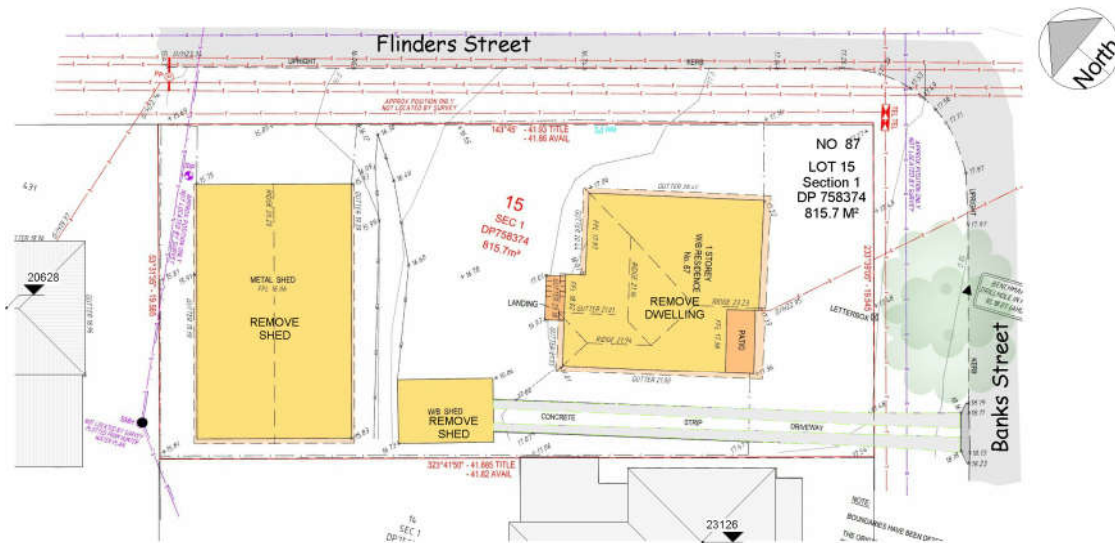
There is an existing 2 & ½ bedroom weatherboard home that is in its original state. There is also a large shed at the rear of the site.

These will be removed to allow for the new dwellings.

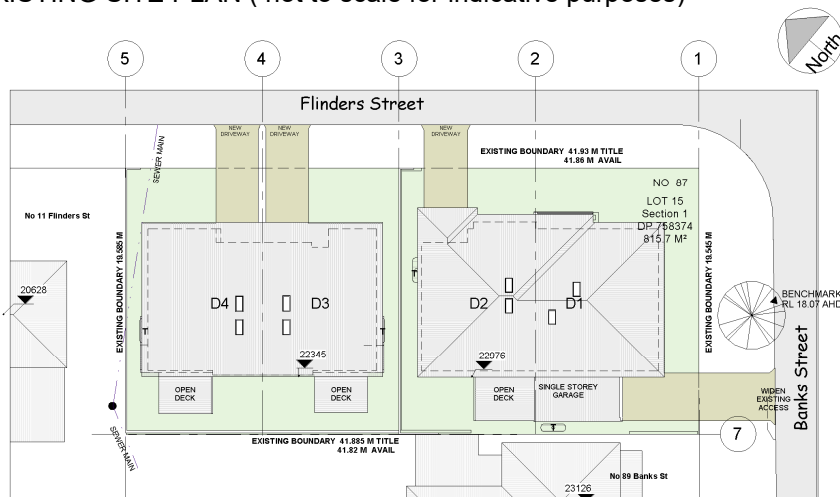
There is a fall of nearly 2.0 M lengthwise on the site. But this can be addressed by 2 retaining walls within the property.

The development will be 4 Dwellings with 3 bedrooms. They will essentially be 2 structures with one structure housing D1 and D2 , and the other structure will be D3 & D4. This creates a more open look for the streetscape.

All facades are totally different from each other. There are considerable differences, D1 and D2 have a standard truss roof and D3 and D4 have a skillion roof.



EXISTING SITE PLAN ( not to scale for indicative purposes)



PROPOSED SITE PLAN ( not to scale for indicate purposes)

The project will be formed as 2 structures, each with 2 dwellings.  
Each dwelling will have its own Driveway  
Each Dwelling will have its own access through to the rear of their dwellings.

Care has been taken with the design to maximize solar and not create any overshadowing issues.

The Dwelling ( 3 & 4) which are most northerly have a skillion roof with a lower pitch and the site is stepped down slightly.

The Rear Eave of D3 & D4 will be approx. 22.345 AHD. This is considerably lower than the neighbour at 89 Banks St .



Very Basic Existing Dwelling

**1.0 THE SITE AND ITS ENVIRONMENT**

**1.1 Site Location**



NEWCASTLE ST ( NEW ENG HWY)




Site to Melbourne Street



| Maitland Council LEP |  |     |
|----------------------|--|-----|
| 1.                   | Objectives are to provide for the housing needs of the community and provide for a variety of housing types and densities. |     |
|                      | This project does satisfy those criteria   | Yes |
| 3                    | Multi Dwellings are permitted within this zone   | Yes |
| Part 4               |  |     |
| 4.1                  | Minimum Subdivision Lot Size<br>(4) (a) – development will be subdivided by a Registered Strata plan                       | Yes |

**Site constraints:**

| Site Frontage  | 19.545 M  |            |
|----------------|---|------------|
| Site Depth     | North East boundaries Approx 41.93 M<br>South West Boundaries Approx 41.885 M   |            |
| Rear           | 19.585 M  |            |
| zoned R1       | General Residential   |            |
| Current use    | Residential   |            |
| Proposed Use   | Residential   |            |
|                |   |            |
| CRITERIA       | Additional information  | SATISFIES  |
| Dwelling 1     | Dwelling 1 –<br>Banks St will become a side boundary<br>The existing driveway access will remain but widen to modern required width of 3.5 M.<br>As each strata lot has the long axis facing Flinders St, then it was common sense to have Dwelling 1 also have its entry facing Flinders St.<br>This also enables the largest option of Positive Outdoor space with a “front courtyard”. | Yes<br>Yes |
| Dwelling 2     | Front entry and driveways facing Flinders Street.<br>Driveway will be 19.9 M from the corner, hence not creating any traffic issue.<br><br>D1 & D2 is a separate structure from D3 & D4, enabling back yard access for all.   | Yes<br>Yes |
| Dwelling 3 & 4 | Front entry and driveways facing Flinders Street.<br>Driveway will be 31.5 M from the corner, hence not creating any traffic issue.<br><br>The Driveway for D4 is also 6.6 M from the neighbouring boundary with No 11 Flinders St.<br><br>D1 & D2 are separate structure from D3 & D4, enabling back yard access for all.  | Yes<br>Yes |
| Articulation   | So that the dwellings look different from each other:   |            |

|   | <p>Dwelling 2 will need a small articulation of 700mm for a first floor verandah<br/> Dwelling 1 will have a 1200 articulation for the first-floor front verandah.</p> <p>Both of these represent a very small proportion of the front façade.</p>   | Yes                                   |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
|---|--|---------------------------------------|-------------------|-----------------------|-----------------------|----------|--------------------------|---------------------|------------------|---|-----------------------|-----------------|---|---|------------------|---------------------|---|---|---|-----------------------|----------|--------------------------|---------------------|-------------------|---|-----------------------|-----------------|---|-----------------|--------------------|----------------------|---|---|---|-----------------------|----------|--------------------------|---------------------|-------------------|---|-----------------------|-----------------|---|---|--------------------|---------------------|---|---|---|-----------------------|----------|--------------------------|---------------------|-------------------|---|-----------------------|-----------------|---|---|--------------------|---------------------|---|---|---|---------------------------|
| <p>Building Height<br/> LEP Part 4 4.3</p>              | <p>Allowable under the DCP 8.5 M for Multi Dwelling</p> <p>D1 – 8.0 M<br/> D2 – 8.2 M<br/> D3 – between 7.3 &amp; 7.7 M<br/> D4 7.4 M</p>  | <p>Yes<br/> Yes<br/> Yes<br/> Yes</p> |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| <p>Site Coverage<br/> LEP Part 4<br/> 4.5 Site Area</p> | <p>DCP Allows for 70% of Site coverage for Multi dwelling 3 or more<br/> We are between 51.5 % and most is 58.6%.<br/> Our development offers a very good outcome</p> <p style="text-align: center;"><b>SITE COVERAGE</b></p> <table border="1" data-bbox="478 1093 1013 1915"> <thead> <tr> <th>Dwelling<sup>a</sup></th> <th>AREA<sup>a</sup></th> <th>NEW-SITE<sup>a</sup></th> </tr> </thead> <tbody> <tr> <td><b>D1<sup>a</sup></b></td> <td><b>□</b></td> <td><b>233.5<sup>a</sup></b></td> </tr> <tr> <td>-HOUSE<sup>a</sup></td> <td>118<sup>a</sup></td> <td>□</td> </tr> <tr> <td>Driveway<sup>a</sup></td> <td>19<sup>a</sup></td> <td>□</td> </tr> <tr> <td>□</td> <td>137<sup>a</sup></td> <td>58.6-%<sup>a</sup></td> </tr> <tr> <td>□</td> <td>□</td> <td>□</td> </tr> <tr> <td><b>D2<sup>a</sup></b></td> <td><b>□</b></td> <td><b>194.5<sup>a</sup></b></td> </tr> <tr> <td>-HOUSE<sup>a</sup></td> <td>84.5<sup>a</sup></td> <td>□</td> </tr> <tr> <td>Driveway<sup>a</sup></td> <td>17<sup>a</sup></td> <td>□</td> </tr> <tr> <td>D2<sup>a</sup></td> <td>101.5<sup>a</sup></td> <td>52.18-%<sup>a</sup></td> </tr> <tr> <td>□</td> <td>□</td> <td>□</td> </tr> <tr> <td><b>D3<sup>a</sup></b></td> <td><b>□</b></td> <td><b>194.5<sup>a</sup></b></td> </tr> <tr> <td>-HOUSE<sup>a</sup></td> <td>85.3<sup>a</sup></td> <td>□</td> </tr> <tr> <td>Driveway<sup>a</sup></td> <td>15<sup>a</sup></td> <td>□</td> </tr> <tr> <td>□</td> <td>100.3<sup>a</sup></td> <td>51.5-%<sup>a</sup></td> </tr> <tr> <td>□</td> <td>□</td> <td>□</td> </tr> <tr> <td><b>D4<sup>a</sup></b></td> <td><b>□</b></td> <td><b>193.2<sup>a</sup></b></td> </tr> <tr> <td>-HOUSE<sup>a</sup></td> <td>85.3<sup>a</sup></td> <td>□</td> </tr> <tr> <td>Driveway<sup>a</sup></td> <td>15<sup>a</sup></td> <td>□</td> </tr> <tr> <td>□</td> <td>100.3<sup>a</sup></td> <td>51.9-%<sup>a</sup></td> </tr> <tr> <td>□</td> <td>□</td> <td>□</td> </tr> </tbody> </table> | Dwelling <sup>a</sup>                 | AREA <sup>a</sup> | NEW-SITE <sup>a</sup> | <b>D1<sup>a</sup></b> | <b>□</b> | <b>233.5<sup>a</sup></b> | -HOUSE <sup>a</sup> | 118 <sup>a</sup> | □ | Driveway <sup>a</sup> | 19 <sup>a</sup> | □ | □ | 137 <sup>a</sup> | 58.6-% <sup>a</sup> | □ | □ | □ | <b>D2<sup>a</sup></b> | <b>□</b> | <b>194.5<sup>a</sup></b> | -HOUSE <sup>a</sup> | 84.5 <sup>a</sup> | □ | Driveway <sup>a</sup> | 17 <sup>a</sup> | □ | D2 <sup>a</sup> | 101.5 <sup>a</sup> | 52.18-% <sup>a</sup> | □ | □ | □ | <b>D3<sup>a</sup></b> | <b>□</b> | <b>194.5<sup>a</sup></b> | -HOUSE <sup>a</sup> | 85.3 <sup>a</sup> | □ | Driveway <sup>a</sup> | 15 <sup>a</sup> | □ | □ | 100.3 <sup>a</sup> | 51.5-% <sup>a</sup> | □ | □ | □ | <b>D4<sup>a</sup></b> | <b>□</b> | <b>193.2<sup>a</sup></b> | -HOUSE <sup>a</sup> | 85.3 <sup>a</sup> | □ | Driveway <sup>a</sup> | 15 <sup>a</sup> | □ | □ | 100.3 <sup>a</sup> | 51.9-% <sup>a</sup> | □ | □ | □ | <p>Yes<br/> Satisfies</p> |
| Dwelling <sup>a</sup>                                   | AREA <sup>a</sup>  | NEW-SITE <sup>a</sup>                 |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| <b>D1<sup>a</sup></b>                                   | <b>□</b>   | <b>233.5<sup>a</sup></b>              |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| -HOUSE <sup>a</sup>                                     | 118 <sup>a</sup>   | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| Driveway <sup>a</sup>                                   | 19 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | 137 <sup>a</sup>   | 58.6-% <sup>a</sup>                   |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | □  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| <b>D2<sup>a</sup></b>                                   | <b>□</b>   | <b>194.5<sup>a</sup></b>              |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| -HOUSE <sup>a</sup>                                     | 84.5 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| Driveway <sup>a</sup>                                   | 17 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| D2 <sup>a</sup>   | 101.5 <sup>a</sup>   | 52.18-% <sup>a</sup>                  |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | □  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| <b>D3<sup>a</sup></b>                                   | <b>□</b>   | <b>194.5<sup>a</sup></b>              |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| -HOUSE <sup>a</sup>                                     | 85.3 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| Driveway <sup>a</sup>                                   | 15 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | 100.3 <sup>a</sup>   | 51.5-% <sup>a</sup>                   |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | □  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| <b>D4<sup>a</sup></b>                                   | <b>□</b>   | <b>193.2<sup>a</sup></b>              |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| -HOUSE <sup>a</sup>                                     | 85.3 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| Driveway <sup>a</sup>                                   | 15 <sup>a</sup>  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | 100.3 <sup>a</sup>   | 51.9-% <sup>a</sup>                   |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| □   | □  | □                                     |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |
| <p>POS</p>  | <ul style="list-style-type: none"> <li>All private open spaces are private and not community based</li> <li>Open space areas are of a usable dimension to suit the requirements of each dwelling's occupants</li> </ul>  | <p>Yes<br/> Yes</p>                   |                   |                       |                       |          |                          |                     |                  |   |                       |                 |   |   |                  |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |                 |                    |                      |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                       |          |                          |                     |                   |   |                       |                 |   |   |                    |                     |   |   |   |                           |

|             |  |  |
|-------------|--|--|
|             | <ul style="list-style-type: none"> <li>• These areas are capable of servicing an extension of the dwelling for relaxation, dining, entertainment and recreation, and childrens play area.</li> <li>• They are accessible directly off the main living areas.</li> <li>• They are at ground level to maximise the livability and areas provided.</li> <li>• They are orientations to enabled solar access and comfortable year round use</li> <li>• All will be screened for privacy</li> </ul> | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> |
|             | <p>D1 – 79 M<sup>2</sup> North, East and SouthWest</p> <p>D2 – 45 M<sup>2</sup> North West</p> <p>D3 – 45 M<sup>2</sup> North West</p> <p>D4 – 45 M<sup>2</sup> - North West</p>   |  |
| Car Parking | <p>Each Dwelling is a 3 bedroom home.</p> <p>2 Carparking spaces will be available for each dwelling.</p> <p>1 space will be an enclosed garage, the 2<sup>nd</sup> an off street carparking area.</p> <p>There is also considerable off street carparking for visitors.</p>   | Yes  |

1.2 .The site is not located in a Bush fire Buffer Zone

The site is not located in a Conservation area.

The site is not located in a Mine Subsidence Zone.

The site is not located in a heritage area.

Cut and fill –

D1 – no cut or fill

D2 – fill of 380mm reducing to zero

D3 - Cut 600

D4 - Fill 600

1.3 **Proximity to Transport Services:** There will be no changes to this existing services.

1.4 **Compatibility with adjoining development:** The size of the dwellings has been limited to 3 bedroom. This area is a developing area of infill development such as the proposed.

1.5 **Size and shape of allotments:**

Shape of allotment is a rectangular form. It has a total area of approx 815.7 m<sup>2</sup>.

## 2.0 PRESENT & PREVIOUS USE

2.1 **Present use of site:** Residential

2.2 **Proposed use of site:** Residential.

2.3 **Present use of adjoining land:** Residential

## 3.0 OPERATIONAL DETAILS NOT APPLICABLE AS PROPOSED RESIDENTIAL

N/A

## 4.0 ACCESS AND TRAFFIC

4.1 **Traffic Flow:** Our proposal creates no traffic issues with all driveways considerable distance from the street corner. Each Dwelling has its own driveway.

4.2 **Pedestrian amenity:** No change in the existing circumstances is proposed.

4.3 **Existing bus services:** The proposal requires no change to services.

4.4 **Vehicle access to public road:**

D1 utilises the existing driveway access, although it will be made slightly wider to suit current standards.

D2 Driveway is off Flinders Street and will be approx 19.9 m from the street corner.

D3 Driveway will be Approx 31.5 M from the street corner

D4 Driveway will be 6.6 M from the adjoining boundary with No 11 Flinders

## 5.0 WASTE

5.1 **Re-use of building waste:** Not applicable.

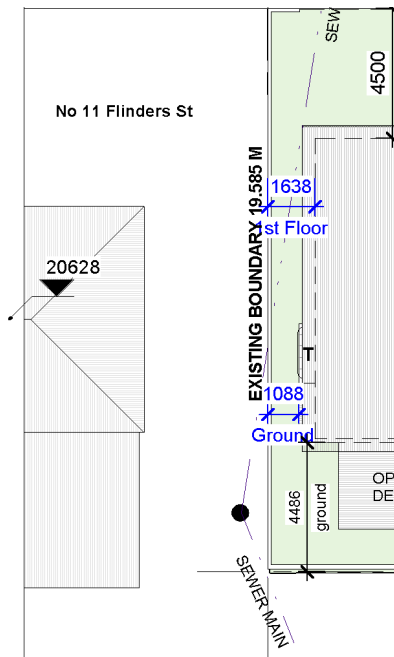
5.2 **Hazardous waste:** Not applicable.

5.3 **Any waste created by the construction will be disposed of by private contractor**

## 6.0 PRIVACY, VIEWS & OVERSHADOWING

6.1 No 11 Flinders St (North)

Dwelling 4's windows on the first floor are highlight windows that face this neighbour – so privacy for this neighbour will be protected.



As the neighbours house is north of the Development there will be no overshadowing created.





6.2 No 89 Banks St ( West)

D1 only has 3 obscure windows facing this neighbour .Down stairs there are no windows or doors, just the single storey garage between

D2, D3 & D4 – have either obscure glazing or highlight windows.  
Down stairs the main living door will have privacy screen planting.

Due to setbacks and lowering of D3 & D4 roof height of D3 D4 is considerably lower than the neighbours house.



## 7.0 AIR & NOISE

### Air:

7.1 **Existing sources of odour, smoke or fumes:** None.

7.2 **Mitigation measures:** None, as changes to the proposed air quality are not anticipated.

### Noise:

7.3 **Existing noise sources:** The proposal will result in no change.

7.4 **Construction noise:** Minor noise only due to the nature of the changes to eg .carpentry, and roof laying.

Noise during construction will be kept to a minimum and kept to within standard construction hours as designated by council.

7.5 **Proposed noise reduction measures:** None required.

## 8.0 SOIL AND WATER

8.1 **Reticulated supply** – Provided by Hunter Water.

8.2 **Drainage:** Each Dwelling will have its own rainwater tank with overflow to Flinders Street.

8.3 **Easements:** n/a

8.4 **Flooding:** n/a.

8.5 **Water quality control:** n/a

8.6 **Erosion and sediment control:** Erosion and sediment fencing will be installed at the rear of the development as per council guidelines.

## 9.0 HERITAGE

Not applicable.

## 10.0 BASIX

There is a Basix required for this project and that has been lodged with the submission.