

STATEMENT OF ENVIRONMENTAL EFFECTS

**Proposed three dwellings, 2 lot Torrent Sub division
and 2 lot Strata Sub division**

At

68 Lilac Avenue, Lochinvar.



Prepared by
K2 Design Studio
75/421-473 Pacific Highway
Artarmon, NSW 2064
Ph: 0426 563 262

INTRODUCTION:

This Statement of Environmental Effects (SoEE) has been prepared to support a development application for Three (3) new dwellings, two (2) Lot Torrens Title subdivision and Strata subdivision at Lot 417 DP 1277185, 68 Lilac Avenue Lochinvar.

The proposal includes:

- Earthworks, construction of proposed driveways, drainage, utility services and site infrastructure including landscaping;
- Construct one (1) x two storey dwelling and four (4) x single storey dwellings;
- Two (2) lot Torrens Title subdivision and,
- Strata Subdivision of one (1) lot into two (2) Strata Title lots.

The existing site is a vacant land.

A new dwelling will be constructed on the Lilac Avenue frontage. This dwelling will be included in a newly created lot proposed in this development application for the Torrens Title subdivision.

The two (2) dwellings to be constructed at the rear of the site with Daisy street frontage will be included in the strata subdivision proposed in this development application.

The proposed new dwellings will provide a quality residential development that compliments the existing neighbourhood and amenity of the area. Residential dwellings are located in the surrounding neighbourhood.

The land is zoned R1 General Residential pursuant to Maitland LEP 2011. Dwelling House, multi dwelling housing and subdivision are permissible uses in the R1 General Residential zone with the consent of Council. The proposed development is consistent with the Council's objectives as contained within the LEP and the development principles contained within the Maitland Development Control Plan 2011.

This report describes the proposed development and the context in which the development is proposed to be located. This report is structured to facilitate a logical understanding of the proposed development, an identification of the key issues, and a summary assessment of the proposed development. The development proposal has taken into account the Environmental Planning and Assessment Act 1979, the Maitland Local Environmental Plan 2011 and the Maitland Development Control Plan 2011.

The site is located in the suburb of Lochinvar. The site is known as Lot 417 DP 1277185, 68 Lilac Avenue, Lochinvar. The site covers an area of approximately 818.40m² and is currently a vacant land. No significant vegetation is located on site

The site is identified as containing class 5 Acid Sulfate Soils.

The land is currently identified as an Urban release area according to Local Environmental Plan 2011.

The Proposal:

The proposal includes:

- Earthworks, construction of proposed driveways, drainage, utility services and site infrastructure including landscaping;
- Construct one (1) x two storey dwelling and four (4) x single storey dwellings;
- Two (2) lot Torrens Title subdivision and,
- Strata Subdivision of one (1) lot into two (2) Strata Title lots.

A new single (1) storey dwelling house on the frontage of Lilac Avenue will be constructed. This dwelling will have living area, dining area, kitchen, 3 bedroom, ensuite, internal laundry and garage located on the ground floor. Direct access to the dwelling will be available from Lilac Avenue. The proposed dwelling will be constructed of face brickwork, rendered brickwork and a colorbond roof. A single garage is proposed with direct vehicular access to Lilac Avenue.

Two (2) single storey dwellings will be located at the rear of the site with Daisy street frontage. Each dwelling will consist of three (3) bedrooms, dining room, living room, kitchen, bathroom, ensuite, internal laundry and garage on the ground floor. Direct access to the dwellings will be through Daisy street. Private open space and garaging is provided to each new dwelling. The new dwellings will be constructed of selected face brickwork, rendered brickwork with a colorbond roof and selected garage doors. A new driveway will be constructed from Daisy Street providing access to each new dwelling at the rear of the site. Landscaping will be provided around the site as shown on the landscape plans attached.

House 1

House 1 will have an internal living area of 98 Sq.mts and a single garage. A private open space of minimum 32 Sq.mts (8m x 4m) is provided.

House 2

House 1 will have an internal living area of 99 Sq.mts and a single garage. A private open space of minimum 32 Sq.mts (8m x 4m) is provided.

House 3

House 1 will have an internal living area of 99 Sq.mts and a single garage. A private open space of minimum 32 Sq.mts (8m x 4m) is provided.

Sub division

Existing lot of 818.40 Sq.mts will be Torrent sub divided into 2 lots. Lot A will have an area of 300 Sq.mts with proposed single dwelling facing Lilac Avenue. Lot B will have an area of 518.40 Sq.mts with proposed dual occupancy with strata sub division facing Daisy Street.

Review of Environmental Impacts

1) Ecology and Vegetation:

The current site is a vacant block.

A landscape plan is submitted with this application to allow new plants to grow to site conditions and thus reducing the potential for failure.

Therefore, the impact of the proposed development on the retention of the existing vegetation and landscaping is considered acceptable.

2) Contamination:

The land use history of the site is mainly open vacant land. There is no indication of potential contamination of the site.

3) Soils and slope stability:

The site is Class 5 Acid Sulfate Soils (ASS). The proposed development will not expose ASS. Site classification will occur during construction design.

4) Earthworks:

The proposal requires site clearing, minor excavation, to provide proposed construction levels. A cut to fill balance will ideally be achieved across the site, otherwise any excess material will be disposed of at an approved waste management facility or taken to other approved construction sites subject to it being appropriately classified.

5) Bushfire:

The site is not bushfire prone.

6) Erosion and Sediment control:

Erosion and sediment controls will be implemented prior to commencement of works and during construction of the proposal in accordance with an Erosion and Sediment Control Plan submitted with the Construction Certificate and the provision of 'Managing Urban stormwater: Soils and Construction '(the Blue Book).

7) Stormwater:

The proposed stormwater system is designed in accordance with relevant standards and the impacts are considered appropriate for the site and the nature of the development. Drainage plans have been prepared by Technical Projects Consultants and are attached to this development application.

8) Vehicle Access, Traffic and Parking:

New vehicular access is proposed to the dwellings on Lilac Avenue and Daisy Street and shown on the proposed Architectural Plans. The proposed driveways will have appropriate sight lines to mitigate the risk to vehicles entering/exiting the site.

A section 138 application for the driveways will be submitted to Council prior to their construction. The development proposes three (3) new dwellings on site. The traffic impacts generated from this development will be within the environmental capacity of the road network. Vehicle generation will be easily distributed onto the local network and is not expected to affect the levels of service or efficiency of the road network. The proposed dwellings will have a single garage as shown on the plan attached.

9) Pedestrian access:

The road verge along the front boundary of the site along Lilac Avenue and Daisy Street is wide enough to allow for safe pedestrian movement. Each proposed dwelling will have a distinct, separate and clearly identifiable pedestrian access to the front door from a separate driveway or internal driveway on both Lilac Avenue and Daisy Street.

10) Acoustic and Visual Impact:

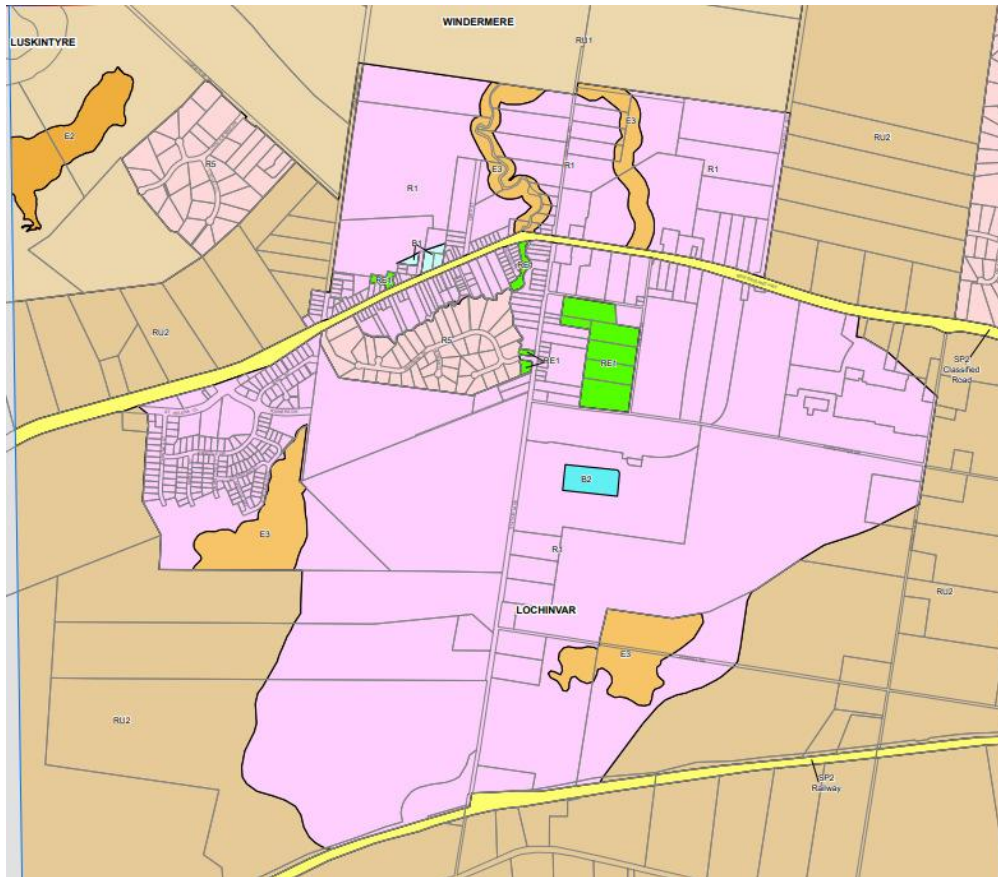
The proposed dwelling design and site layout is such that living areas and private open space do not generally abut bedrooms of adjoining dwellings so as to avoid any unacceptable adverse noise or visual impact. Air conditioning units will be housed within side or rear setbacks where they will not mitigate the impact on adjoining properties.

The locations of the AC units will be finalised during construction having regard to positioning AC units to minimise noise. Construction noise is short term and will be managed through condition of consent. No public or private views will be significantly or unreasonably affected.

The form and scale of development is not inconsistent with the surrounding urban landscape setting and delivers acceptable massing and scale. The design provides appropriate building articulation and architectural features to deliver a suitable visual outcome from adjoining properties and the local street network.

Maitland Local Environmental Plan 2011:

The land is zoned R1 General Residential pursuant to Maitland LEP 2011. A copy of the zoning map is shown below:



The objectives of the zone are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposed development is consistent with the Council's objectives and provisions of the R1 General Residential zone. The proposed development entails three (3) new dwelling houses which will contribute to the housing needs of the community. The proposed use will increase housing availability in Lochinvar and will contribute to the variety of housing types and densities in the LGA.

The site is accessible to local schools and shopping centres which contains a number of services and facilities.

The proposed dwellings will complement the natural topography of the land and respect the amenity and future character of this newly created housing estate by constructing new dwellings on the site.

The proposal is defined as dwelling house and multi dwelling housing in accordance with Maitland LEP 2011. Dwelling house is defined as

a building containing only one dwelling.

Multi dwelling housing is defined as

3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note— Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.

Dwelling house and multi dwelling housing are permissible in the R1 General Residential zone with Council consent.

Sub division:

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

Note:

If a subdivision is identified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.

- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note:

The definition of secondary dwelling in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling. Subdivision is permissible in the R1 General Residential zone with Council consent

Part 4 Principal Development standards

A number of Clauses in the LEP and their respective Maps provide development standards including objectives and controls for the development of land within the Maitland LGA.

The land is not identified on the Floor Space Ratio Map or the Building Height Map in accordance with Maitland LEP 2011.

Clause 4.1 Minimum Subdivision lot size

Clause 4.1 of Maitland LEP 2011 refers to minimum subdivision lot size. Clause 4.1 states:

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

- (a) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,

- (b) to prevent the fragmentation of rural land.

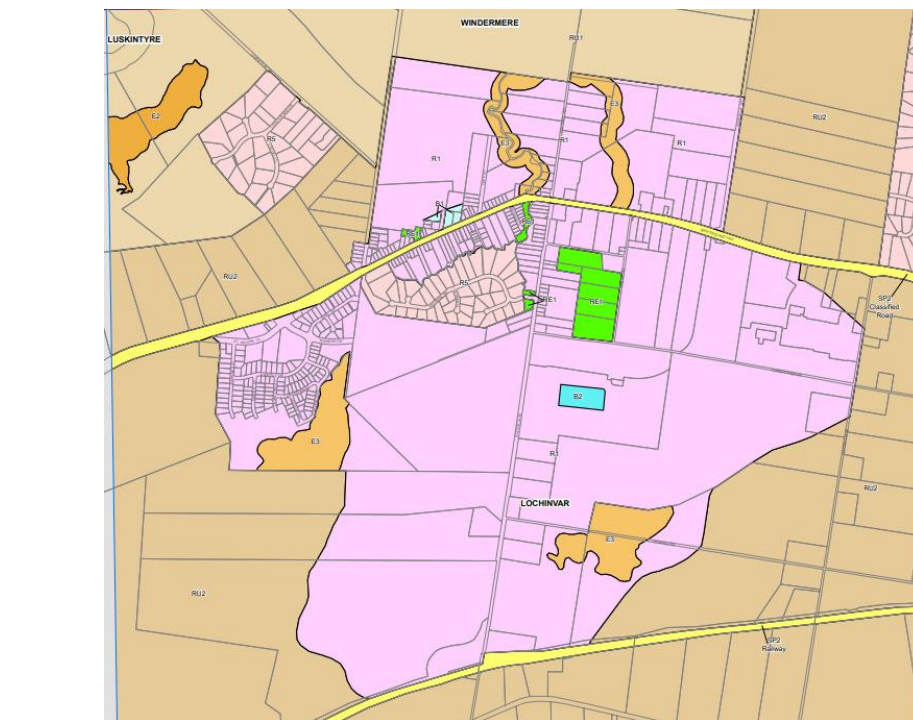
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause does not apply in relation to the subdivision of any land—

(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or

(b) by any kind of subdivision under the Community Land Development Act 1989.



The lot size map shows the minimum lot size for the site to be 450m² in size. The proposal includes the Torrens Title Subdivision of one (1) lot into two (2) lots. The lots are proposed to be 300m² and 518.40m² in size.

In this instance, clause 4.1A of Maitland LEP 2011 is relevant by allowing the subdivision of a lot to be smaller than the minimum lot size as a result of the construction of dwelling houses on site.

Proposed Lot A is below the minimum lot size pursuant to Maitland LEP 2011. Clause 4.1A is relevant to this development application and provides exceptions to the minimum lot sizes in the R1 zone.

Clause 4.1A states.

4.1A Exceptions to minimum lot sizes in Zone R1

(1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.

(2) This clause applies to development on land in Zone R1 General Residential.

(3) Despite clause 4.1, consent may be granted to development on land to which this clause applies if the development includes both of the following—

- (a) the subdivision of land into 2 or more lots equal to or greater than 300 square metres,
- (b) the erection of an attached dwelling, a semi-detached dwelling or a dwelling house on each lot resulting from the subdivision.

The subject land is zoned R1 General Residential, and this application includes both subdivision and the erection of dwellings on each lot resulting from the subdivision. All newly created lots will be equal or greater than 300m² in size. Proposed Lot will also include the strata subdivision of two (2) units on site.

Clause 4.2B refers to strata plan subdivision in certain zones. There is no minimum lot size for Strata subdivision in the R1 General Residential zone in accordance with Maitland LEP 2011.

This development application complies with the minimum lot sizes pursuant to Maitland LEP 2011.

Part 5 Miscellaneous provisions

The land is not located on the Heritage Map. The land is not subject to flooding. There are no clauses in Part 5 of Maitland LEP 2011 relevant to this development application.

Part 6 Urban release areas

The site is not located in an urban release area.

Part 7 Additional Local Provisions

Clause 7.1 Acid sulfate soils

Clause 7.1 refers to acid sulfate soils. The site is located on class 5 Acid Sulfate Soils map. The proposal will not disturb, expose or drain acid sulfate soils and cause environmental damage.

Clause 7.2 Earthworks

Clause 7.2 of Maitland LEP 2021 refers to earthworks. The proposed earthworks are relatively minor in nature to cater for the proposed development. The earthworks proposed will not have a detrimental impact on environmental functions, and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Maitland Development Control Plan 2011

Maitland Development Control Plan 2011 provides all relevant guidelines to enable preparation of a DA for assessment by Council.

The following chapters of Maitland Development Control Plan are relevant to this development application.

B.2 – Domestic Stormwater

B.2 Domestic Stormwater applies to all new development where stormwater is generated from roofs of domestic and ancillary buildings and hardstand areas within Maitland LGA where residential development is permitted with consent.

A drainage plan has been prepared by Technical Projects Consultants and is submitted with this development application.

The drainage plan attached ensures the proposal meets the objectives of the DCP.

B.3 – Hunter River Floodplain

The land is not subject to flooding.

B.6 – Waste Not – Site Waste Minimisation & Management

This application includes the preparation of a Site Waste Minimisation and Management Plan (SWMMP) in accordance with the DCP for the construction of the new development.

B.5 – Tree and Vegetation Management

This chapter applies to land for clearing of vegetation on all land other than land zoned RU1 Primary Production or RU2 Rural landscape. There are no trees to be removed from the site.

Part C – Design Guidelines

C.1 – Accessible Living

The DCP deals primarily with improving accessibility for all sectors of the Community and seeks through the DCP to encourage business people, builders and developers to be responsive to the needs of those members of the community who are temporarily or permanently disabled. Section 12 of the Residential Design chapter of the DCP requires adaptive dwellings to be provided once the number of dwellings to be constructed to be more than nine dwellings. Three (3) new dwellings are proposed. These dwellings are not required to be accessible living dwellings.

C.8 – Residential Design

The DCP provides guidelines for residential development to set appropriate standards to encourage high quality urban design and improved amenity across all forms of residential development within the City of Maitland. The following section describes how the existing and

proposed dwellings fulfil the requirements of the DCP. The residential proposal is generally consistent with the provisions of these requirements.

The following addresses each of the design principles or requirements within the DCP.

- **Context analysis**

The site is located in newly developing zone of Lochinvar. Mostly the developments proposed in the surroundings are residential dwellings.

- **Street Building Setbacks**

The DCP states that the minimum building line setback in an urban residential zone is 4.5 metres. The proposed dwelling on Lilac Avenue is located more than 4.5m from the Daisy street. A new driveway is proposed for this new dwelling. The garage is setback 5510 from the front boundary line towards Lilac Avenue.

New dwellings towards Daisy Street have a front setback of 4.5 metres from the front boundary towards Daisy Street. Garages have a setback of 6.0 metres from the front boundary towards Daisy Street.

- **Side Setbacks**

The minimum side and rear setbacks for residential buildings in urban zones is 0.9m for walls up to 3.0m in height and 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m.

The proposed setbacks meets the minimum side or rear setbacks required in accordance with the DCP.

- **Site coverage**

The site coverage requirements of the DCP for this type of development are shown in Table 2 below:

Housing Type	Maximun Site coverage Ground Floor (%)	Proposed Site Coverage (%)
1 unit	60	48
2-5 Units	70	49

The proposal meets Councils maximum site coverage requirements in the DCP

- **Building Height, Bulk and Scale**

The DCP allows a maximum height of eight (8) metres in residential zones for dwellings. The plans submitted with the application show the height of all units to the ridgeline to be less than 8 metres which is below the maximum requirement of the DCP. The proposal complies with the requirements of the DCP

- **External appearance**

The external appearance of the proposed dwellings has taken into consideration the existing character, scale and massing of the development in the immediate area.

The new buildings are designed to be sympathetic with the predominant form of the area. One new dwelling will be directly placed on Brunswick Street and the other new dwellings are located on the battle axe lot at the rear of the site.

The design and location of the front entrance ensures that the entry point into each dwelling is obvious and is further reinforced by sympathetic landscaping around the site.

Key elements of the design such as face brick external walls, roof material, colour scheme, landscaping and fencing will contribute to an attractive development for the development as a whole.

The location and design of the garage doors ensures that the garage is developed as an integral component of the buildings. The garage doors are panel lift doors. The proposed materials, colours and type of garage door proposed create visual interest and a sense of separate identity for each dwelling.

- **Private Open Space**

All new dwellings have been provided with ground level private courtyards that satisfy the minimum requirements of Figure 20 of the DCP – refer to private open space table on plans attached.

The private open space forms a direct extension to the internal living area and complies with the minimum POS area required in the DCP. The outdoor area also includes external drying facilities and water tanks and these areas have been excluded from the private open space calculations.

These ancillary uses are located where they are screened from view from the street or other public places. The landscape plan submitted with this application incorporates a detailed landscape design for each area of ground level private open space.

- **Accessibility and Adaptable Housing**

Less than nine (9) dwellings on site are proposed. Accessible and adaptable housing is not required for the site.

- **Landscape Design**

A landscape plan is submitted with the application. The landscaping proposed relates to the scale of the proposed buildings and includes appropriate landscaping within the site. The landscaping proposed will provide interest, shade and privacy to the proposed dwellings.

- **Fencing**

New fencing proposed as shown on plans attached.

The fence will provide visual and acoustic privacy and meet the requirements of the DCP.

- **Driveways access and car parking**

New dwellings will incorporate single garage.

Access to the new dwellings will be either directly from Lilac Avenue or Daisy Street. The DCP requires one (1) space for each one- or two-bedroom dwelling and two (2) spaces for each dwelling containing more than two bedrooms. The proposal includes three (3) bedroom dwellings. In accordance with the DCP, each dwelling will have enclosed single garage space and one car parking area on the driveway. The proposal complies with the requirements of the DCP by meeting the minimum requirements for parking and not imposing on neighbouring dwellings. The proposal for driveway access arrangements and car parking meets the requirements of the DCP.

- **Visual and Acoustic Privacy**

The development comprises subdivision and new residential dwellings.

The proposal will not restrict views from adjoining properties. As proposed dwellings are single storey in height. Private open space courtyards will not be overlooked by any windows of adjoining dwellings.

Landscaping and fencing will be provided between dwellings and courtyards to provide further screening and reduce overlooking of private open space.

- **Water and energy conservation**

BASIX certification has been provided and attached and is found to be satisfactory for each dwelling. As a result of POS placement and orientation of the units, the courtyards and associated open space areas of proposed dwellings will receive adequate sunlight.

- **Stormwater management**

A detailed stormwater plan is submitted with this application. The proposal complies with the requirements of the DCP.

- **Security, site facilities and services**

The proposal has been designed to provide adequate personal and property security through 'Crime Prevention Through Environmental Design' Assessment.

Garbage and recycling bins will be located on site for each new dwelling using Council's kerbside waste bin service.

Each dwelling is provided with direct and convenient pedestrian access. Mailboxes will be provided to the proposed units at the entrance of the access driveway which is a requirement of the DCP.

Open air clothes drying areas will be provided for each dwelling – refer to plans attached. All services – reticulated water, sewerage, electricity and telecommunications will be installed to meet the requirements of the relevant service provider.

The development complies with the security and site facility and services section of the DCP. The Residential Design component of the DCP has been assessed against the proposed development and this report demonstrates that this proposal apart from some very minor variations, complies with the requirements of the DCP.

C.10 – Subdivision

The DCP contains Council's requirements for designing subdivisions. The proposed subdivision fulfils the objectives of the Plan by promoting the efficient use of an increasingly limited land resource in Maitland. The proposal complies with the DCP as follows:

The land does not contain any heritage items, buildings with heritage significance nor is the land located in a conservation area. There are no known or potential archaeological relics on the site.

- The site is not subject to flooding.
- The site is not identified as bushfire prone land on the MCC Bush Fire Prone Land Map.
- The land is not subject to landslip, land contamination or any other hazards.
- The development application includes the subdivision of land from one (1) lot into two (2) Torrens Title lots and a strata subdivision. The proposed lot sizes and shapes are appropriate to their proposed use as required by Maitland LEP 2011 and Maitland DCP 2011.
 - A drainage plan is submitted with this application that complies with the requirements of the DCP.
 - The proposal complies with landscape, streetscape and visual impact requirements of the DCP.
 - Electricity, water, sewer, telecommunications and drainage will be provided to all lots. A section 50 certificate will be sought for the subdivision certificate stage of the proposal.

C.11 – Vehicular Access & Car Parking

Refer to DCP assessment above.

ESSENTIAL INFRASTRUCTURE

All essential infrastructure will be made available to the site including power, water and reticulated sewer. Applications will be made to Ausgrid and the plans have been submitted to Hunter Water Corporation. Telecommunication Services will be connected in accordance with the requirements of Telstra Corporation. Mail will be delivered to new letterboxes constructed at the Lilac Avenue and Daisy Street frontage.

LIKELY IMPACTS OF THE DEVELOPMENT

This proposal is for Three (3) new dwellings, a two (2) lot Torrens Title and strata title subdivision at Lot 417 DP 1277185, 68 Lilac Aveune, Lochinvar.

Access to the new dwellings will be via direct road frontage on Lilac Avenue and Daisy Street.

The proposal will not affect the visual, acoustic, recreational or social amenity of any neighbouring property. The proposal will not cause overshadowing within the subject or adjoining lots.

The proposal will not create any negative impacts on the public domain within the locality.

The proposal will not create any adverse impacts on ecology.

The proposal will not create or permit any adverse impacts on air or microclimate of the area.

The development will not create any adverse impacts on the soil, surface water or ground water of the area.

The proposed dwellings will not create any additional adverse noise impacts in the area or adverse impacts from the generation of waste.

The proposed development will not create any additional negative impacts on the environment or the locality.

The proposed development will enhance the streetscape with well-designed dwellings, landscaping and fencing constructed in this area.

SOCIAL AND ECONOMIC IMPACT ANALYSIS

The proposed new dwellings and subdivision proposal will enable the provision of residential housing within the existing suburb of Lochinvar.

The land is vacant and suitable for housing development.

The proposed dwellings will be compatible with the mix of existing and future dwellings in the area in terms of building heights, scale, colours and material. The site has access to existing services and infrastructure, schools, shopping centres, community facilities, public open space and recreational areas.

The development of the land will contribute towards the provision of additional facilities within the City of Maitland, identified by Council's Section 7.11 Contributions Plan to cater for the increase in the population.

The proposed subdivision and residential housing proposal are not considered to have a detrimental impact on the social and economic fabric of the community

SITE SUITABILITY

The site has been assessed as being suitable for the proposed development for the following reasons:

- The proposal is permissible with consent within the R1 General Residential zone under the provisions of Maitland LEP 2011;
- The dwelling housing and subdivision proposal has been designed in accordance with the principles of the Maitland LEP 2011 and Maitland DCP 2011;

- The proposed dwellings have been located and designed to minimise and manage any environmental impacts;
- The proposed dwellings will contribute towards meeting the housing demands of the Lower Hunter which in turn will contribute towards economic growth within the Maitland LGA;
- The development will provide a range of housing opportunities for the community, in close proximity to schools, shops and community facilities. East Maitland Shopping Village and Greenhill Shopping Centre are located nearby.
- The land is cleared and there will be no adverse impacts on vegetation.
- The land is considered suitable for its intended purpose for development.

It is determined that the site is suitable for the residential development as proposed.

PUBLIC INTEREST

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning scheme and in accordance with relevant planning controls. The development is permissible and consistent with strategic and statutory policies. It will provide housing in an efficient and affordable manner and help reduce demand for development on the urban fringes. The residential outcome is appropriate and will have no significant adverse environmental impact. It is considered that the proposed development is in the public interest.

CONCLUSION

This Statement of Environmental Effects (SoEE) has been prepared to support a development application for new dwellings, a two (2) Lot Torrens Title subdivision and a strata subdivision at Lot 417 DP 1277185, 68 Lilac Avenue Lochinvar.

The proposal has been designed to comply with the requirements of Maitland Local Environmental Plan (LEP) 2011 and the Maitland Development Control Plan (DCP) 2011.

The proposed subdivision has been designed to accommodate residential housing and have adequate vehicular access and provide sufficient open space for future occupants.

The proposed dwellings are capable of being serviced by sewer and water, electricity, telecommunications and infrastructure for residential development.

The proposed dwellings comply with Council's requirements and offer a different housing type in order to conform to the NSW State Government policies regarding affordable housing.

It is consistent with Council's long-term strategic planning for the Maitland LGA.

The proposal is consistent with the recommendations of the draft Local Housing Strategy 2022.

The proposal is considered suitable for the site and represents an efficient use of land.

It is considered to be in the public interest and provides positive social and economic benefits to the local community through the provision of additional housing stock in close proximity to existing infrastructure and services.

Schools and shopping centres are located within walking distance of the site.

The environmental effects of the development have been considered in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The proposal is not considered to have a significant impact upon the built or natural environments, or the social or economic fabric of the locality. It is recommended that this development application be supported by Council by the granting of development consent.