



Corona Projects

DEVELOPMENT APPLICATION
STATEMENT OF ENVIRONMENTAL EFFECTS

Reconstruction of an external wall and stairs

478 High Street, Maitland

December 2024

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PROJECT DETAILS

Client: WHITE WOLF CONSTRUCTIONS PTY LTD
Subject land: 478 High Street, Maitland
Lot Description: 1/-/DP1095578
Proposed development: Reconstruction of an external wall and stairs

The report is prepared by Pavel Zaytsev
Bachelor of Planning (WSU)

The report is reviewed by Mathew Fortunato
Bachelor of Architecture and Environment (USYD)

I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

Issue	Description	Date	Written By	Reviewed By
1	Final Document	19.12.2024	PZ	MF

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for WHITE WOLF CONSTRUCTIONS PTY LTD to accompany a Development Application (DA) to Maitland City Council for the reconstruction of an external wall and stairs at 478 High Street, Maitland.

More specifically, the development application seeks consent for the following works:

- Reconstruction of an external staircase
- Reconstruction of external walls.

The development application seeks the reconstruction of an external staircase and external walls that have been damaged by a vehicle. The external staircase was previously built with an encroachment over the northern boundary by approximately 270mm.

The external staircase is proposed on the existing footprint of the external staircase before its damage.

Maitland City Council has acknowledged that the building located at 478 High Street extends over the northern lot boundary onto Council land at 480 High Street (Maitland Library). The proposed reconstruction of the external staircase with an encroachment onto Maitland Library has been provided consent by Maitland City Council, noting that the proposed work will only involve rebuilding on the existing footprint. Please refer to the email attachment that accompanies the Development Application.

The proposal is permissible with consent and is suitable for the site and the area. The proposal has been designed to relate to its site and to the streetscape in terms of appearance, envelope, setbacks, bulk, and scale. The proposal will operate without any significant impact to the amenity of neighbouring properties.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	October 2024
Survey Plan	Altitude Surveys	9.10.2024

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 478 High Street, Maitland and is legally described as Lot 1 in Deposited Plan 1095578. The site is located on the eastern side of High Street.



Figure 1: Site locality map (NSW Planning Portal Spatial Viewer 2024).



Figure 2: Aerial map (NSW Planning Portal Spatial Viewer 2024)



Figure 3: External staircase as viewed from the side of the building adjacent to the northern boundary (Corona Projects 2024).



Figure 4: External staircase as viewed from the side of the building adjacent to the northern boundary (Corona Projects 2024).

The site is rectangular with a total area of 129.5 square metres by survey, with a 7.62 metre street frontage to High Street. The northern side boundary measures 16.915 metres and the southern side boundary measures 8.18 metres. The rear boundary measures 7.695 metres.

The site currently contains a two (2) storey commercial building with a metal roof. The building features ground floor access from High Street and previously had access to the first-floor level from the external staircase. Vehicular access is not available to the site.

The land is zoned MU1: Mixed Use under the provisions of Maitland Local Environmental Plan 2011(MLEP 2011). The site is not identified as a Heritage Item. The site is located within the Central Maitland Heritage Conservation Area "C2". The site is not located within the direct proximity of heritage buildings.



Figure 5: Subject site as viewed from High Street (Google Maps 2024).

2.2 The Locality

The site is located within the local commercial centre of Maitland. The locality comprises a mix of commercial and retail development varying from a height of one (1) to two (2) storeys.

The site adjoins Maitland Library to the north at No. 480 High Street, Maitland. The site adjoins No. 476 High Street, Maitland to the south. The site abuts 2 St Andrews Street, Maitland to the East.



Figure 6: No. 480 High Street, Maitland as viewed from the street (Google Maps 2024).



Figure 7: No. 476 High Street, Maitland as viewed from the street (Google Maps 2024).

2.3 Development History

A search on Council's DA Tracker found there is no recent recorded planning history for the site.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes the reconstruction of an external staircase and external walls.

More specifically, the development application seeks consent for the following works:

- Reconstruction of an external staircase
- Reconstruction of external walls.

The development application seeks consent for the reconstruction of an external staircase and external walls damaged by a vehicle. The external staircase previously encroached over the northern boundary by approximately 270mm.

The proposal has been designed to relate to its site and to the streetscape in relation to appearance, envelope, setbacks, bulk, and scale. The contemporary design utilises high quality materials and detailing to present an unobtrusive visual outcome for the locality.

Please refer to plans prepared by Corona Projects.

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- Maitland Local Environmental Plan 2011
- Maitland Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Maitland Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Maitland Development Control Plan 2011.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the commercial purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.2 Maitland Local Environmental Plan 2011

The development complies with the provisions of Maitland Local Environmental Plan 2011(MLEP 2011).

Zoning and permissibility

The site is located in Zone MU1: Mixed Use.



Figure 8: Land Zoning Map (NSW Spatial Planning Viewer 2024)

The development is identified to be *commercial premise*, which is permitted with consent in the MU1: Mixed Use zone.

The objectives of the zone are:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*

The development retains the existing use of the site and will continue to generate employment opportunities. The new development does not impact upon the active street frontage as it is not situated at the frontage of High Street. The development does not conflict between adjacent land uses.

Clause 4.3 Height of buildings

The LEP Height of Building Map does not stipulate a maximum building height permitted for the site. The proposed height of the development is to remain as existing.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map does not stipulates a maximum floor space ratio permitted for the site. The proposal does not change the floor space ratio of the site.

Clause 5.10 Heritage Conservation

The site is identified within the Central Maitland Heritage Conservation Area "C2". The site is not directly adjacent to a heritage item. Refer to the Heritage Impact Statement prepared by Corona Projects.



Figure 3: Heritage Map (NSW Spatial Planning Viewer 2024)

Clause 6.1 Acid sulphate soils

The Acid Sulphate Soils Map stipulates that the site is Class 5. The proposed works will not be below 5 metres Australian Height Datum, and are unlikely to lower the water table below 1 metre Australian Height Datum on adjacent Class 1, 2, 3, or 4 land.



Figure 6: Heritage Map (NSW Spatial Planning Viewer 2024)

4.1.3 Maitland Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Maitland Development Control Plan 2011.

Control		Comment	Compliance
C4 Heritage Conservation			
Development Process			
Heritage Impact (HIS)			
1.1	Clause 5.10(5) in the Maitland LEP 2011 provides for a consent authority to request the preparation of a Heritage Impact Statement (HIS) to assist in the assessment of a development application.	The Development Application (DA) is accompanied by Heritage Impact Statement prepared by Corona Projects.	Compliant.

Given the scale and scope of the proposed works, no specific development controls directly apply. The works involve the like-for-like reconstruction and replacement of building components destroyed by a vehicle. As such, the proposal is considered compliant with the provisions of the Maitland Development Control Plan 2011.

4.1.4 Draft Planning Instruments

Maitland City Council does not have any current Draft Planning Instruments that apply to the proposed development, thus as demonstrated, the development achieves a high level of compliance with the applicable Environmental Planning Instruments.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a minor scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The proposed built form allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity.

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the reconstruction of destroyed works. The development will thus also upgrade the presentation of the site to the street and improve aesthetic quality of the streetscape. The short-term economic impacts are positive, with the generation of employment opportunity through the physical construction stages. The use of high-quality materials will ensure a durable final built outcome, reducing the need to rebuild in the near future, resulting in a positive long term financial and sustainability outcome. The proposal does not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the development. The proposal does not introduce any incompatible uses to the site. The works are permissible under the MU1: Mixed Use zone.

4.3.1 Access to Services

The site is located within an established commercial area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Parking and Access

The proposal features no impact upon parking provisions. The proposed reconstruction of the external stairs will maintain access to the first-floor level.

4.3.3 Hazards

The site is not in an area recognised by Council as being subject to flooding, landslip, bushfire, or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

The proposal seeks to provide a remedial development that makes efficient use of space on the site in a prime location that is in high demand for commercial use. In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the development at 478 High Street, Maitland. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 478 High Street, Maitland as described in this application is reasonable and supportable, and worthy of approval by Maitland City Council.

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