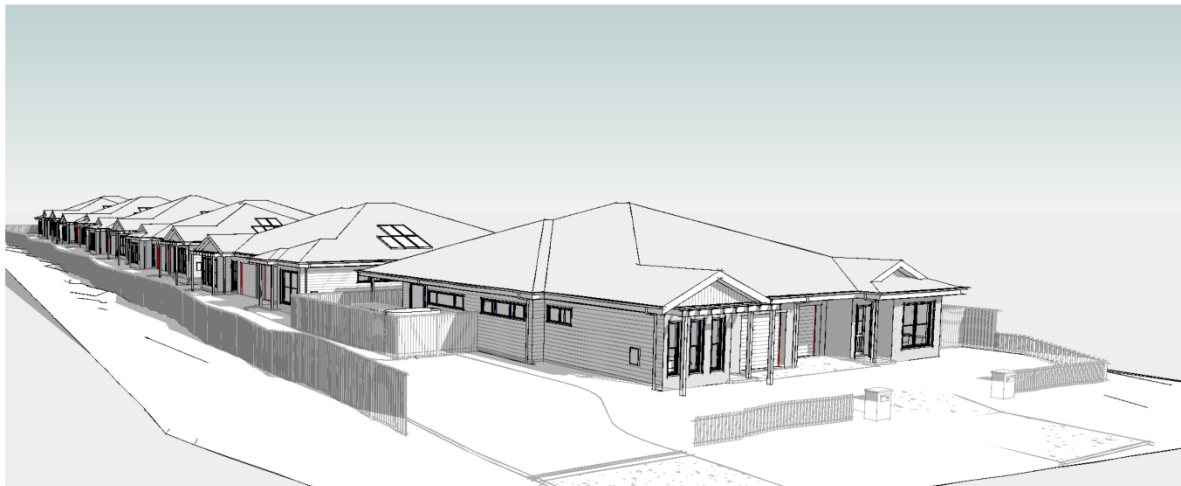




**LE MOTTEE
GROUP**

SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT
STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT

Pty Limited ABN 38 136 535 156



PROPOSED MULTI DWELLING HOUSING

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 2041 DP 1308508

2 DUNMORE ROAD, LARGS

OUR REF: 9296

PO Box 363 Raymond Terrace NSW 2324 | 199 Adelaide Street Raymond Terrace NSW 2324

Phone: 02 4987 1748 | Fax: 02 4987 2699 | Email: reception@lemottee.com | www.lemottee.com

This report was prepared by Liam Davis from Le Mottee Group Pty Ltd (LMG).

LMG Ref: 9296

Date: 28 January 2025

Prepared by:

Le Mottee Group Pty Ltd

Liam Davis

Town Planner
Bachelor of Environmental Science and Management

Reviewed by:

Le Mottee Group Pty Ltd

Nicole Gerrard

Planning Manager
Master of Environmental Law

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1. INTRODUCTION

1.1 BACKGROUND

Le Mottee Group (LMG) has been engaged by Valley Homes to prepare a Statement of Environmental Effects (SoEE) to accompany a Development Application (DA) to Maitland City Council (MCC) for the erection of Multi Dwelling Housing upon **Lot 2041 DP 1308508**.

The proposed development is minor in nature and is of minimal environmental impact.

This SoEE provides details about the site and proposed development as well as assessing the proposed development pursuant to the relevant matters under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

1.2 OVERVIEW

The proposed development subject to this application is the erection of Multi Dwelling Housing upon **Lot 2041 DP 1308508**.

This report considers the proposed development against the controls of the Maitland Local Environmental Plan (LEP) and Development Control Plan (DCP). Under the Maitland LEP (2011) the proposed development is permitted with consent in the current R1 General Residential zone.

There is nothing in the Maitland LEP (2011) or DCP (2011) that prohibits the proposed Multi Dwelling Housing.

1.3 SCOPE AND STRUCTURE OF THE REPORT

The remainder of the report is structured as follows:

- **Section 2** – Site Description
- **Section 3** – Proposed Development
- **Section 4** – Planning Provisions
- **Section 5** – Conclusion

1.4 SUPPORTING DOCUMENTS

The following documents are provided as Attachments to this report:

- **Annexure A** – Architectural Plans.
- **Annexure B** – BASIX Certificate.
- **Annexure C** – Stormwater Plans.
- **Annexure D** – Arborist Report.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The following section identifies the subject land, existing development on site and the surrounding development.

2.1 LOCALITY

The subject land is located in Largs, within the Maitland LGA.

Largs is centrally located within the Maitland LGA, being situated approximately 5.5km northeast of Maitland and approximately 5.3km north of East Maitland. The location of the site and subject land is shown below in Figure 1.

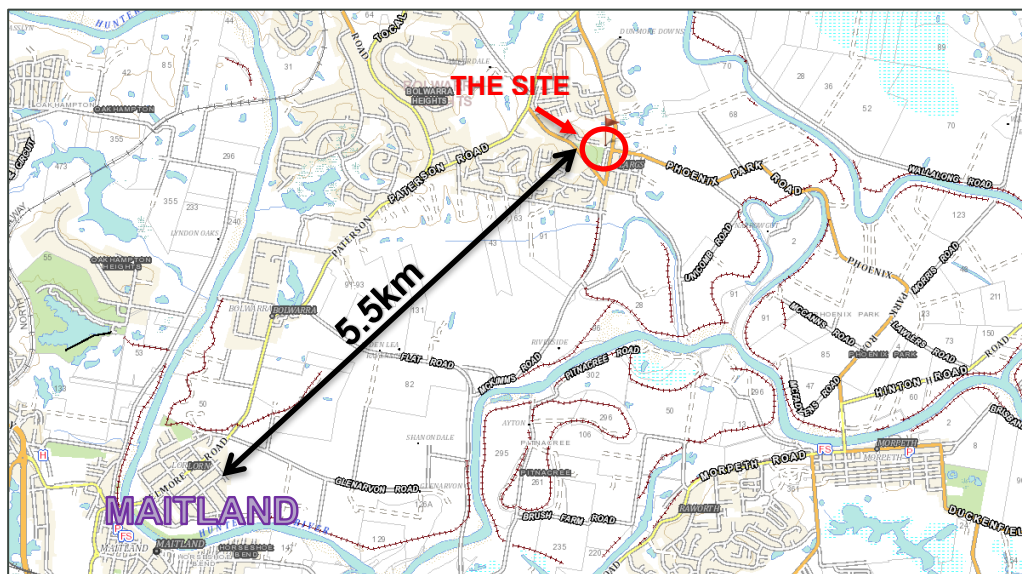


Figure 1: Location of the site and subject land (source: NSW ePlanning Spatial Viewer).

2.2 SUBJECT LAND

The subject land is located at 2 Dunmore Road, Largs. The land is formally identified as **Lot 2041 DP 1308508**. For the purpose of this report Lot 2041 shall be referred to as 'the site'.

The site has an area of approximately 3560m² and is accessed direct from Dunmore Road.



Figure 2: The site (source: NSW ePlanning Spatial Viewer).

2.3 EXISTING DEVELOPMENT

Several existing structures, including a single storey dwelling and garden sheds, are supported on the site and shall be demolished.

2.4 SURROUNDING DEVELOPMENT

The site is located nearby an established residential neighborhood. Accordingly, the immediate area has been developed for residential purposes.



Figure 3: The site and surrounding lands (source: NSW Six Map).

Largs is an expanding Centre located central to Maitland and East Maitland which supports all necessary regional services and facilities.

Located approximately 5.5km southwest of the site is the Maitland shopping centre. Further, East Maitland supports schools, sporting fields, health centres, parks, and areas for public recreation.

The site is considered suitable for further residential development.

3. PROPOSED DEVELOPMENT

3.1 AIM OF THE PROPOSED DEVELOPMENT

The aim of the proposed development is to erect twelve (12) units as part of a Multi Dwelling Housing development.

3.2 DEVELOPMENT DETAILS

DEMOLITION

There are existing structures located upon the site. These structures are to be demolished in accordance with AS2601 and local authority requirements. Any asbestos-contaminated material shall be managed in accordance with the provisions of the NSW Work Health and Safety Regulation 2011 by a licensed asbestos removalist and removed to a designated disposal site licensed to accept asbestos-related waste. All other demolition waste shall be generally constituted of timber, concrete, and metal materials. Waste is to be recycled at an off-site recycler wherever possible, and the remainder sent to a licensed landfill site.

MULTI DWELLING DEVELOPMENT

The multi-dwelling development will be made up of two (2) single storey, three bedroom units and ten (10) single storey, two bedroom units. Floor plans and details of each units are provided below:

Units 1 & 2:

- Three (3) bedrooms, bed 1 with ensuite;
- open plan living, dining and kitchen;
- bathroom; and
- single lock-up garage with laundry.



Figure 4: Floor plan for Units 1 & 2 (source: Valley Homes).

Units 3 to 12:

- Two (2) bedrooms, bed 1 with ensuite;
- open plan living, dining and kitchen;
- Separate Media Room;
- bathroom;
- Laundry (either traditional or European style); and
- single lock-up garage.

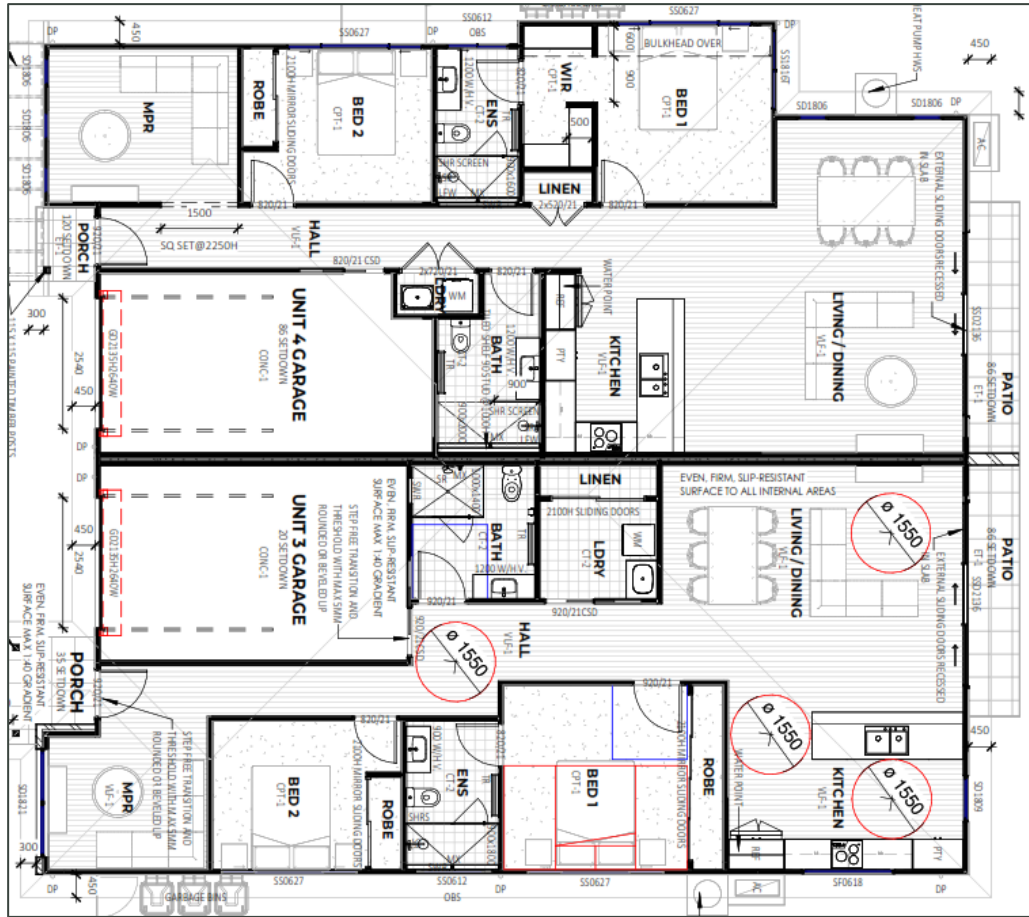


Figure 5: Floor plan for Units 3 & 4 (source: Valley Homes).

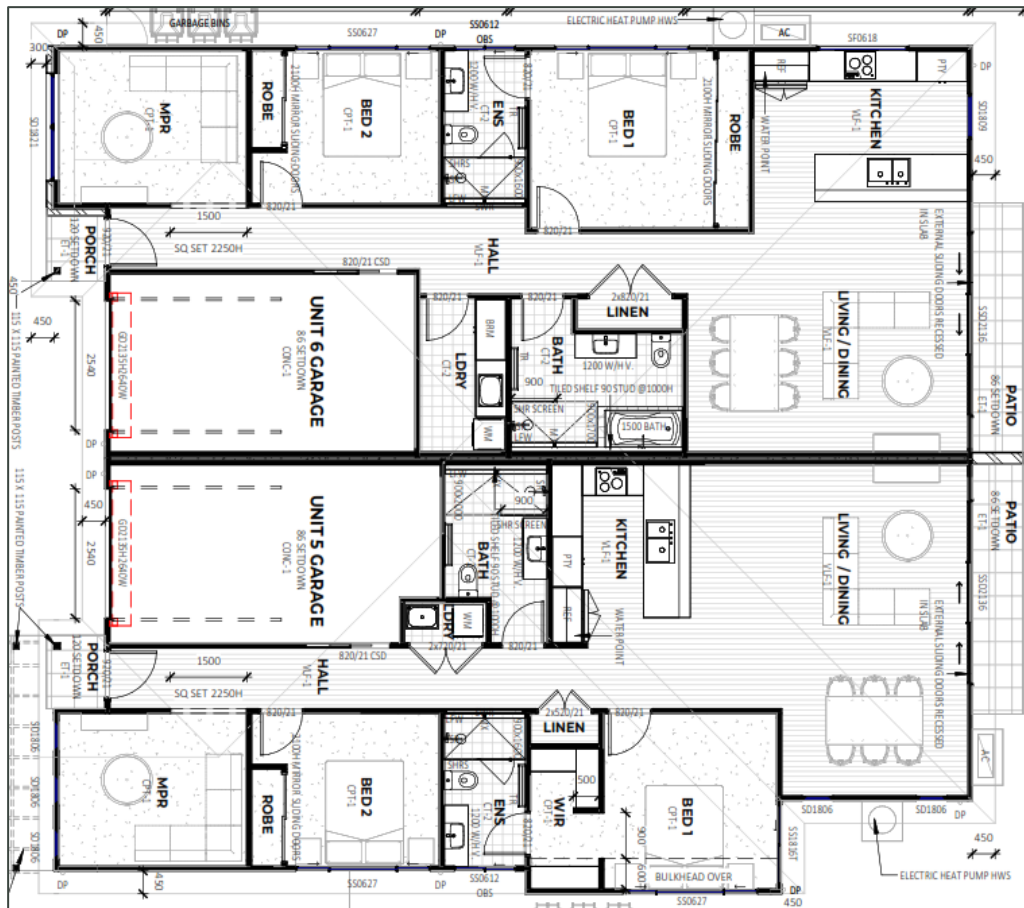


Figure 6: Floor plan for Units 5 & 6 (source: Valley Homes).

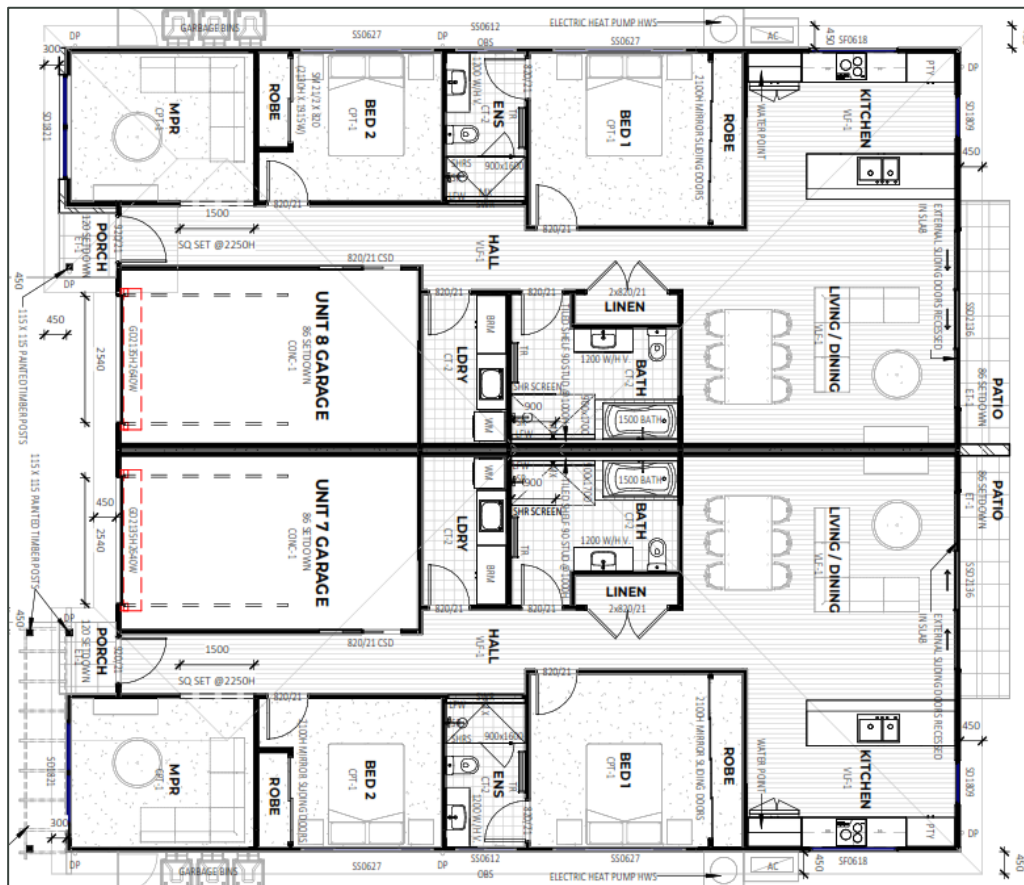


Figure 7: Floor plan for Units 7 & 8 (source: Valley Homes).



Figure 8: Floor plan for Units 9 & 10 (source: Valley Homes).

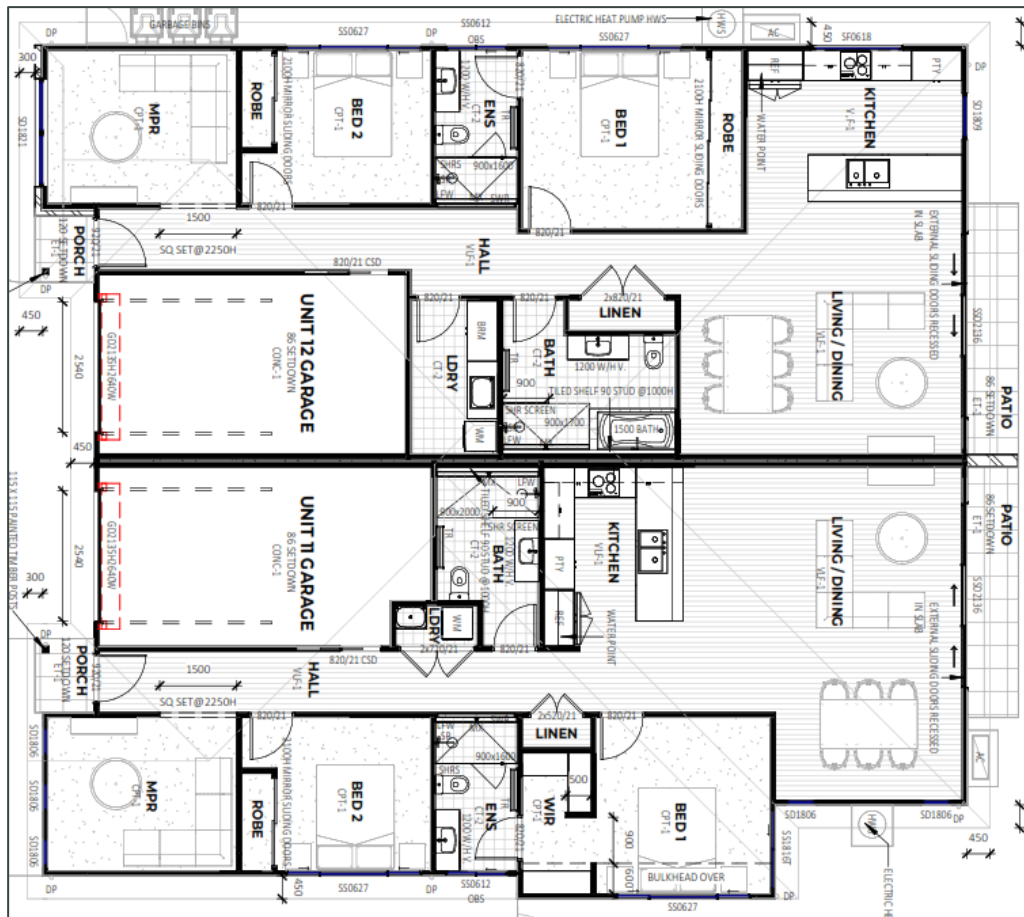


Figure 9: Floor plan for Units 11 & 12 (source: Valley Homes).

Please refer to Annexure A for the full set of Architectural Plans.

4. PLANNING PROVISIONS

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the Environmental Planning and Assessment Act, 1979 provides the matters that must be considered in the assessment of any development application.

Section 4.15 of The Environmental Planning and Assessment Act, 1979, as amended, states the following:

‘(1) Matters for consideration--general in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

The matters of relevance for this application are dealt with in the following sections of this Statement.

4.2 MAITLAND LOCAL ENVIRONMENTAL PLAN, 2011

4.2.1 EXISTING ZONING

Under the *Maitland Local Environmental Plan (LEP) 2011*, the subject site is zoned **R1 General Residential**. A copy of the land zoning map extract is included as *Figure 10*.



Figure 10: Maitland LEP 2011 land zoning map (Source: NSW Planning Portal Spatial Viewer)

ZONE OBJECTIVES:

The objectives of the R1 General Residential zone are:

- 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 involves the erection of twelve (12) units creating a Multi Dwelling Housing development.

The proposed development is in keeping with the objectives of the R1 zone and the residential character of the area.

CLAUSE 4.3 – HEIGHT OF BUILDINGS

The site is not included on the Maximum Building Height map; therefore, this Clause does not apply in this instance.

CLAUSE 4.4 – FLOOR SPACE RATIO

The site is not included on the Floor Space Ratio map; therefore, this Clause does not apply in this instance.

CLAUSE 7.1 ACID SULFATE SOILS

Acid Sulfate Soils (ASS) are naturally occurring sediments deposited under estuarine conditions; ASS contains iron sulphides (pyrite). When these soils are exposed to oxygen due to disturbance, they produce excess sulfuric acid, this makes the soils more acidic.

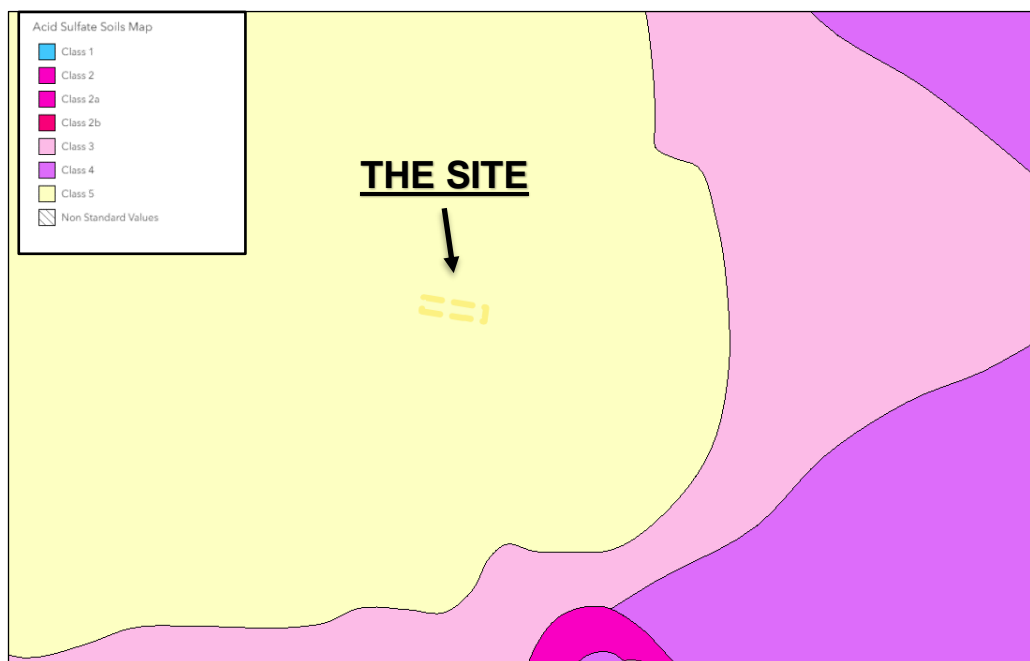


Figure 11: Maitland LEP 2011 Acid Sulfate Soils mapping extract.

The subject site is located on land that potentially contains class 5 ASS. This means that works more than 5m below the natural ground surface will require an ASS management plan. The development will not involve significant works below the natural ground surface, and therefore the potential for the development to trigger oxidation and the production of acid from acid sulfate soils is envisaged to be low to none. Therefore, the development does not require an ASS management plan.

CLAUSE 7.2 – EARTHWORKS

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

(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

(b) to allow earthworks of a minor nature without requiring separate development consent.

The proposed development will only involve minor cut and fill earthworks to enable the design, including retaining walls. The proposal will not result in a detrimental impact to the environmental functions of the site or surrounding land.

(1) Development consent is required for earthworks unless—

(a) The earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) The earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.

The earthworks, including minor retaining, shall be for slab construction to enable stormwater drainage to the street and level areas for each Unit. These earthworks are considered ancillary to the proposed development.

(2) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—

(a) The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,

(b) The effect of the proposed development on the likely future use or redevelopment of the land,

(c) The quality of the fill or the soil to be excavated, or both

(d) The effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) The source of any fill material and the destination of any excavated material,

(f) The likelihood of disturbing relics,

(g) The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

The earthworks will be minor fill, including retaining walls, to create a level building pad for the Multi Dwelling Housing. All fill and retaining shall not exceed 600mm and no significant changes to the natural ground level are proposed.

PERMISSIBILITY:

Under the provisions of the Maitland Local Environmental Plan (2011), the site is zoned R1 General Residential. The proposed Multi Dwelling Housing is permitted under the current zoning.

There is nothing in the Maitland LEP (2011) that prohibits the proposed development.

4.3 MAITLAND DEVELOPMENT CONTROL PLAN, 2011

4.3.1 DCP PART B: ENVIRONMENTAL GUIDELINES

B.5 Tree and Vegetation Management

The removal of twenty-four (24) trees is required to enable the proposed Multi Dwelling Housing. Conditions and recommendations have been outlined in the arborist report by *Abacus Tree Services* and included herein as *Annexure D*. The site is isolated from any adjacent areas of native woodland and the removal of vegetation will not affect the local ecology of the area.

Further, tree planting of native trees is proposed as part of the landscape solution for the site.

4.3.2 DCP PART C: DESIGN GUIDELINES

C.8 RESIDENTIAL DESIGN

4. Bulk Earthworks and Retaining Walls

Minor cut and fill is required to enable the proposed Multi Dwelling Housing to be erected upon a level surface. Further, the proposed development includes the erection of minor retaining walls.

5. Street Side & Rear Setbacks; 6. Side and Rear Setbacks;

Given the layout of the proposed Multi Dwelling Housing, where Units 3-12 address the internal driveway access, the side setback is taken to be the western boundary, and the rear setback is taken to be the northern and southern boundaries. The front setback addresses Dunmore Road.

The proposed street setbacks are as follows:

- **Rear** – 3.29m
- **Side** – 900mm
- **Front** – 4.5m

All Front, side and rear setbacks of the Multi Dwelling Housing are considered to meet or exceed the minimum requirements of 900mm for side and rear setbacks and 4.5m for front setback.

The proposal meets the objectives of the MCC DCP (2011) for street setbacks. As the development meets or exceeds the setback

requirements, the proposal is not expected to cause adverse impacts on the site or to the surrounding development.

7. Site Coverage & Unbuilt Areas:

The maximum site coverage permitted for the site in accordance with Table 3 is 70%. The proposed development shall have a total site coverage of approximately 70%, therefore it successfully meets the requirements of this control.

8. Building Height, Bulk & Scale:

The maximum building height permitted under the DCP for the proposed dual occupancy is 8m. The units will be single storey with a maximum height of no more than 6.5m, therefore complying with this control.

9. External Appearance:

The proposal is for the erection of Multi Dwelling Housing on Lot 2041. Given the proposed configuration, Units 1 and 2 will appear as a dual occupancy when viewed from the street. The remaining Units will be behind the building line and out of view from the public realm.

Units 1 and 2 shall have a shared driveway access and Units 3 to 12 shall have a shared driveway access. All Units have individual car parking arrangements accessed from Dunmore Road. Units 3 to 12 address the internal driveway with separate entrances that are articulated by landscaping and a front porch to frame the front entrance.

The bulk and scale of the proposal has been considered in its design, with each unit being single story and having a stepped back façade to create visual interest. Further, lightweight cladding and brickwork are utilised to enhance the appearance of the front elevation from the public realm.

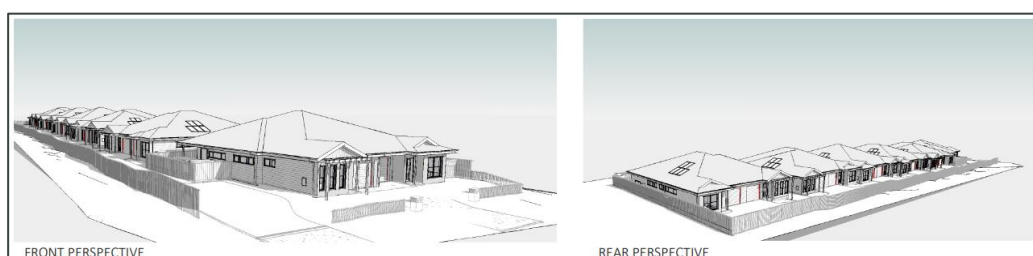


Figure 13: *Front Perspective* (source: Valley Homes).

10. Open Space:

The private Open Space (POS) for units 1 and 2 shall be located behind the building line, and will comprise of an alfresco area directly accessible from the internal living space and leading on to a turfed yard, providing

the opportunity for indoor/outdoor living. The POS for Unit 2 will be adjacent to the internal driveway access and visitor parking space, however appropriate screening will be applied to ensure visual and acoustic privacy. The POS for Unit 1 and 2 is detailed below:

- **Unit 1** – shall have a principal POS area of at least 5m x 5m, with a total of 56.09m² provided.
- **Unit 2** – shall have a principal POS area of at least 5m x 5m, with a total of 48.39m² provided.

The private Open Space (POS) for units 3 to 12 shall be located behind the building line and will comprise of an alfresco area directly accessible from the internal living space and leading on to a turfed yard, providing the opportunity for indoor/outdoor living. POS for Unit's 3 to 12 is detailed below:

- **Unit 3** – shall have a principal POS area of at least 5m x 5m, with a total of 52.29m² provided.
- **Unit 4** – shall have a principal POS area of at least 5m x 5m, with a total of 57.22m² provided.
- **Unit 5** – shall have a principal POS area of at least 5m x 5m, with a total of 57.22m² provided.
- **Unit 6** – shall have a principal POS area of at least 5m x 5m, with a total of 52.29m² provided.
- **Unit 7** – shall have a principal POS area of at least 5m x 5m, with a total of 52.29m² provided.
- **Unit 8** – shall have a principal POS area of at least 5m x 5m, with a total of 52.29m² provided.
- **Unit 9** – shall have a principal POS area of at least 5m x 5m, with a total of 52.26m² provided.
- **Unit 10** – shall have a principal POS area of at least 5m x 5m, with a total of 57.25m² provided.
- **Unit 11** – shall have a principal POS area of at least 5m x 5m, with a total of 57.20m² provided.
- **Unit 12** – shall have a principal POS area of at least 5m x 5m, with a total of 52.32m² provided.

13. Landscape Design:

Soft landscaping and paved areas are proposed to the Multi Dwelling Housing. The landscaping to the front setback will contribute positively to the streetscape and assist in softening the visual impact of the proposal.

14. Fencing & Walls:

New colourbond fencing shall be provided to internal boundaries of the site with a height of 1.8m, protecting visual and acoustic privacy of each POS.

15. Driveway Access & Carparking:

Units 1 and 2 shall have a shared driveway access direct to Dunmore Road. Units 3 to 12 shall have a shared driveway access direct to Dunmore Road. Both driveways will be constructed of coloured concrete and surrounded by landscaping where possible to minimise visual impact.

Each unit is required to provide one (1) car parking space. Parking has been provided for each unit by means of a single lock-up garage. Further, there is three (3) visitor parking spaces provided across the development.

Access and parking for the proposed development is in accordance with the requirements of the DCP.

16. Views and Visual & Acoustic Privacy:

In regard to visual privacy, all units of the proposed Multi Dwelling Housing are single story and will not overlook any future development on adjacent lots. New fencing is proposed to protect private open space, and each unit shall uphold visual and acoustic privacy between each other and adjoining properties.

It is not envisaged that the proposed development will result in a negative outcome for visual or acoustic privacy.

17. Water & Energy:

Please refer to the BASIX Certificate provided herewith as *Annexure C*.

18. Stormwater Management:

A 5,000L rainwater tank shall be provided to service each unit. Surface water and tank overflow shall be collected via a pit and pipe and directed to the public system where appropriate.

Please refer to the Stormwater Plans provided herewith as *Annexure D* for details.

19. Security, Site Facilities and Services:

The proposed development will result in twelve (12) residential Lots each supporting a unit. Each unit will be supported by a driveway from Dunmore Road with direct access for pedestrians and vehicles. All units provide windows along the front elevation to provide casual surveillance to the public realm.

Further, each unit will be serviced with reticulated water and sewer, energy, and telecommunication.

5. CONCLUSION

The proposed development subject to this application includes the erection of twelve (12) units, resulting in Multi Dwelling Housing upon **Lot 2041 DP 1308508**.

The development is permitted with consent under the provisions of the Maitland Council Local Environmental Plan, 2011. The proposed development makes logical and sensible use of the site, as well as being of minimal environmental impact.

This statement sets out the primary matters for consideration under Section 4.15 of the Environmental Planning & Assessment Act and is accompanied by several attachments dealing with specific issues related to the site.

Given that there are no matters which justify refusal of the application, we respectfully request that Council provide a favourable determination.

Annexure A

Architectural Plans
Valley Homes

Annexure B

BASIX Certificate
Valley Homes

Annexure D

Engineering Plans
Paul Clarke and Associates