

Dated: 4th August, 2022

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT AND SUBJECT LOCATION:

Home Business –
19 Collaroy Parade, Louth Park
Lot 112 DP1251415

LOCAL COUNCIL AREA:

THIS STATEMENT HAS BEEN PREPARED IN ACCORDANCE WITH
MAITLAND CITY COUNCIL GUIDELINES

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1.0 INTRODUCTION

This Statement of Environmental Effects relates to the proposed home business at 19 Collaroy Parade, Louth Park. This Statement of Environmental Effects has been prepared to demonstrate environmental, social and economic matters associated with the proposal outlined below. This statement examines how the proposal fits the location and the planning merits of the development in accordance with Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011.

The objectives of this statement are the following:

- To provide a description of the subject site and the surrounding locality
- To provide a description of the proposed change of use
- To provide discussion of the relevant environmental planning instruments
- To provide an assessment of the potential environmental and social impacts

2.0 SITE DETAILS

The site is located at 19 Collaroy Parade, Louth Park lot 112, DP1251415. The site contains an existing building that is currently utilized for residential purposes. The site is zoned R5 Large Lot Residential.

- Owner: Matthew Harding
- Property area:1500m²

Figure 1: Site Location



3.0 PROPOSED DEVELOPMENT

This development application seeks approval for a home business. The home business will incorporate nails, hair, spray tans and facial waxing. A skin penetration form is provided within this application.

This home business room will include the following

- Hair cutting station
- Nail station
- Cupboards and shelving
- Sink and a hand basin

Hours of operation

- 8:30am-6pm Monday-Friday – Mainly operating in school hours.

Management of waste

- Due to the small scale of this development, the waste created will not be greater than the amount that can be disposed of within the weekly bin collection.

The signage proposed

- A small business identification sign is proposed to be put on the letter box at the front of the house.

Car parking

- As per the requirements of the MDCP, home businesses require 1 additional parking space. This is provided within the extensive driveway in the northern section of the site.

Management of clients

- Due to the small nature of the development, the home business will not have more than one client at any given time, as there will only be 1 employee.

4.0 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

PART 1 PRELIMINARY

1.1 Name of Plan – 1.9A Suspension of Covenants, Agreements and Instruments

The proposal is located on land contained within the Land Application Map under the Maitland LEP 2011 therefore, the Maitland LEP 2011 applies to this application.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

2.1 Land Use Zones – 2.3 Zone Objectives and Land Use Table

The land is Zoned 'R5 Large Lot Residential under the provisions of Maitland LEP 2011.

4.3 Height of Buildings

This proposal will not alter the height of the building.

4.4 Floor Space Ratio

The proposal will not alter the FSR.

5.10 Heritage Conservation

The subject site does not contain any heritage items.

5.11 Bush Fire Hazard Reduction

The subject site is not classified as bushfire prone land.

7.1 Acid Sulfate Soils

The subject site is classified as 'Class 5' under the Acid Sulfate Soils Map and acid sulfate soils management plan is not required.

5.0 MAITLAND DEVELOPMENT CONTROL PLAN 2011

DCP PART A ADMINISTRATION

The subject site is located within the Maitland Local Government Area therefore the Maitland Development Control Plan 2011 applies to this land. The proposal has been assessed under the DCP in conjunction with the Maitland LEP 2011. The proposal is consistent with the aims of the Development Control Plan both generally and specifically.

DCP PART B ENVIRONMENTAL GUIDELINES

B.1 Introduction

The proposal is consistent with the performance criteria and acceptable solutions of the environmental guidelines both generally and specifically.

B.2 Domestic Stormwater

The proposed development is for residential land, however due to the nature of the development, this is not applicable.

B.3 Hunter River Floodplain Management

The subject site is not identified as land subject to flooding.

B.4 On-Site Sewage Management Systems

The site is connected to the existing reticulated sewerage system.

B.5 Vegetation Management

There will be no vegetation removed under the proposed change of use.

B.6 Waste Not – Site Waste Minimisation & Management

Due to the small nature of the development, the waste produced, will not differ from a regular amount of household waste.

B.7 Riparian Land and Waterways

The subject site does not contain and is not located within proximity to any watercourse or riparian land.

DCP PART C DESIGN GUIDELINES

C.1 Accessible Living

The building is existing.

C.2 Childcare Centres

This is not applicable to the proposal as it is not for a childcare centre.

C.3 Exhibition Homes & Villages

This is not applicable to the proposal as it is not for an exhibition home or village.

C.4 Heritage Conservation

The subject site does not contain any heritage items.

C.5 Industrial Land

The subject site is not zoned industrially.

C.6 Outdoor Advertising

There is no proposed advertising.

C.7 Outdoor Dining

This is not applicable to the proposal as it does not request approval for an outdoor dining area.

C.8 Residential Design

This is not applicable to the proposal as it is not for a residential development.

C.9 Sex Services Premises & Restricted Premises

This is not applicable to the proposal as it is not for a restricted or sex service premises.

C.10 Subdivision

This is not applicable to the proposal as it is not for a subdivision.

C.11 Vehicular Access & Parking

The proposed development has ample parking for the nature of the development.

C.12 Crime Prevention Through Environmental Design

The building is existing.

DCP PART D LOCALITY PLANS

This is not applicable to the proposal as it is not located in any of the areas identified by the DCP locality plans.

DCP PART E SPECIAL PRECINCTS

E.1 Activity Centres

The proposed site is not located within the special precincts area of the DCP.

E.2 Employment Areas

This is not applicable to the proposal as this section of the DCP is under construction.

E.3 Heritage Conservation Areas

The subject site does not contain any heritage items.

6.0 CONCLUSION

This Statement of Environmental Effects has successfully demonstrated the environmental, social, and economic matters associated with the proposed home business at 19 Collaroy Parade, Louth Park. The proposal has been considered in terms of relevant State, Regional, and Local planning controls, and legislation. The proposed development is considered to be largely in accordance with each.

The statement has proved compliance of the proposed development with Maitland Local Environmental Plan 2011 and Maitland Development Control Plan 2011. It is therefore considered the proposal is in the public interest and consent be given.