

# Fabric.

## Statement of Environmental Effects

JAMES STREET HOUSE | 4 James Street | Horseshoe Bend NSW

**Date:**

9<sup>th</sup> July 2021 - Rev-A

**For:**

Alterations and Additions to  
4 James St, Horseshoe Bend  
NSW 2320

**Prepared For:**

Kerry & Aaron Balleto

**Prepared By:**

Fabric Architecture Studio  
E: [hello@fabricarch.com.au](mailto:hello@fabricarch.com.au)  
W: [fabricarchitecture.com.au](http://fabricarchitecture.com.au)  
M: PO Box 7192, Toowoomba Bay  
PH: 4332 13 77

## TABLE OF CONTENTS

1.0 SITE & CONTEXT SUITABILITY	2
2.0 SITE PHOTOGRAPHS	3
3.0 PRESENT & PREVIOUS USES	4
4.0 DESIGN PROPOSAL	4
5.0 DEVELOPMENT STANDARDS	6
6.0 NUMERICAL OVERVIEW	6
7.0 CHARACTER STATEMENT	7
8.0 HEIGHTS & SETBACKS	7
9.0 EXCAVATION	7
10.0 PARKING, DRIVEWAYS & TRAFFIC	8
11.0 PRIVACY, VIEWS & SUNLIGHT	8
12.0 BUSHFIRE & FLOOD	10
13.0 LANDSCAPING & STORMWATER	10
14.0 EXTERNAL FINISHES	10
15.0 HERITAGE	10
16.0 WASTE MANAGEMENT	10
17.0 SITE MANAGEMENT	11
18.0 CONCLUSION	11
19.0 APPENDIX	12

## 1.0 SITE & CONTEXT SUITABILITY

The subject site is comprised of Lot 1/-/DP996223 (No. 4) James Street, Horseshoe Bend. The site is currently zoned as R1 - General Residential, having an area of 542m<sup>2</sup>. The sites' location and context is shown in Figure 1 - it's primary frontage to James Street of approximately 5m. The site is surrounded on the South and East by Odd Street and other similarly sized properties.

**Figure 1: Location Plan (base image provided by NSW Spatial Information Exchange)**



The property is identified as an item of local heritage significance within Maitland Council, and does lie within a conservation area marked as Conservation Area - General.

The site currently contains one (1) original single storey, weatherboard cottage with a gable and hipped metal roof. The original cottage has been added to over various time periods and does not continue one cohesive approach to construction, nor is it built to Australian Standards. These additions include inconsistent stair rises and runs, a lower floor that is below natural ground level, and general poor construction methods and finishes. The property also houses a metal garage and shed.

Surrounding properties are similarly sized, private allotments with original cottages that have been added to in differing styles and time periods displaying a variety of hip, gable and skillion tiled and metal roofs. Landscape qualities include varying levels of dense vegetation, grassed and manicured areas. Refer to site photographs below.

The site is not mapped as bushfire prone land but it considered to be at risk of flood. As a result, the proposed habitable area sits at +9,720 AHD.

2.0 SITE PHOTOGRAPHS



**Figure 2: Subject Site – Viewed from across James Street.**  
(Image Source: Fabric Architecture)



**Figure 3: Subject Site – Viewed from across the road.** (Image Source: Fabric Architecture)



**Figure 4: Subject Site – Northern Boundary.** (Image Source: Fabric Architecture)

### 3.0 PRESENT & PREVIOUS USES

Records show the land has always been zoned residential, therefore, no change in use is proposed.

### 4.0 DESIGN PROPOSAL

This application seeks approval for the development of the dwelling situated at 4 James Street, Horseshoe Bend in the form of alterations and additions to the original heritage cottage and surrounding site. These alterations the removal of the additions to the heritage cottage that form the bulk of the existing dwelling. The living areas of the proposal sit above the flood plain level while garage and laundry spaces are proposed at natural ground level. As the dwelling is on an exposed corner next to a sporting venue, the design maximises privacy while keeping a light and open interior. See Figures 6 to 9.



## 5.0 DEVELOPMENT STANDARDS

LEP (CURRENT)	Clause No.	Compliance	Comment
<b>Maitland Local Environmental Plan 2011</b>	Part 2 Land Use Table	Yes	Proposed development is a residential dwelling currently in R1 - General Residential
	Part 4.3 Height of Buildings	Yes	The building form lies significantly below the 8m building height limit, at 6.5 metres. Refer to architectural to confirm compliance.
	Part 4.4 Floor Space Ratio	Yes	The proposal is well under the LEP objective of 0.50:1 (Proposed 0.29:1 currently 0.35:1) This is achieved by the removal and consolidation of the previous additions. Refer to Architecturals.
	Par 5.10 Heritage Conservation	Yes	The proposal aims to respect and refurbish the heritage cottage while delivering sympathetic and contemporary design features to the clients.
DCP (CURRENT)	Clause No.	Compliance	Comment
<b>Maitland Development Control Plan 2011</b>	Part 4.1 Sympathetic Design	Yes	Refer to Architecturals
	Part 4.2 Siting, Setback & Orientation	Yes	Refer to Architecturals
	Part 4.3 Size & Scale	Yes	Refer to Architecturals
	Part 4.4 Roof Form & Shapes	Yes	Refer to Architecturals
	Part 4.7 Materials & Colours	Yes	Refer to Architecturals
	4.10 Removal of Unsympathetic Alterations and Additions	Yes	The dwelling currently has additions that have been built at various times. The lack of planning is evident upon inspection. Removal of all additional structures is proposed to create a more cohesive design.

## 6.0 NUMERICAL OVERVIEW

Site Area	- 542m <sup>2</sup>
Site Coverage	
Proposed Footprint	- 160m <sup>2</sup>
GFA	
Existing	- 194m <sup>2</sup>
Proposed	- 160m <sup>2</sup>
FSR	
Allowable	- 0.5:1 (271m <sup>2</sup> )

Proposed	- 0.29:1 (total of existing and additional GFA)
Height (Existing)	
Meters	- RL 15,480
Storeys	- 2
Height (Proposed)	
Meters	- RL 14,545 (6.39m) (Upper Ridge Height of Alterations + Additions)
Storeys	- 1
Parking	
Car Spaces	- 2 car garage with additional space on the driveway
Visitors	- Yes.

### 7.0 CHARACTER STATEMENT

The subject site is currently situated in an R1, General Residential zone within Horseshoe Bend.

- 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.

This proposal maintains the character of the zone and surrounding general neighbourhood by aesthetically and structurally maintaining the character of the existing heritage cottage while delivering sympathetic and contemporary design features to the clients.

Further to the above, the development of the dwelling at 4 James Street will better cater for the needs of a growing family, and will further enhance the existing qualities of the heritage cottage for prolonged future use and enjoyment.

The scale and character of the proposal references the streetscape and the general local area through material choice, colour scheme and building scale.

### 8.0 HEIGHTS & SETBACKS

The proposal has been designed with consideration of these controls and careful proportioning of the facades has been incorporated into the design.

**Heights:**

The proposed addition to the existing residence meets all criteria of height limit controls. All alterations lie under the building height limit of 8m, at 6.39m to Ridge Level.

**Setbacks:**

The proposed addition to the existing residence meets all criteria of setback controls. All alterations lie behind the building setback requirements in the Maitland DCP (2011)

### 9.0 EXCAVATION

This proposal intends to implement minimal excavation to no on site.



### 10.0 PARKING, DRIVEWAYS & TRAFFIC

Car parking amenities will be covered in a garage, with visitor parking (x2) in the driveway. The site is exposed to considerable traffic during times when the sports venue across the road is being used. This has been a defining factor of the design as it pertains to privacy.



**Figure 10: Traffic during sporting event** (Image Source: Fabric Architecture Studio)

### 11.0 PRIVACY, VIEWS & SUNLIGHT

The design creates privacy from the patrons across the street by using screening elements to the exposed facade.



**Figure 11: Artist’s Impression of Proposed Design** (Image Source: Fabric Architecture Studio)

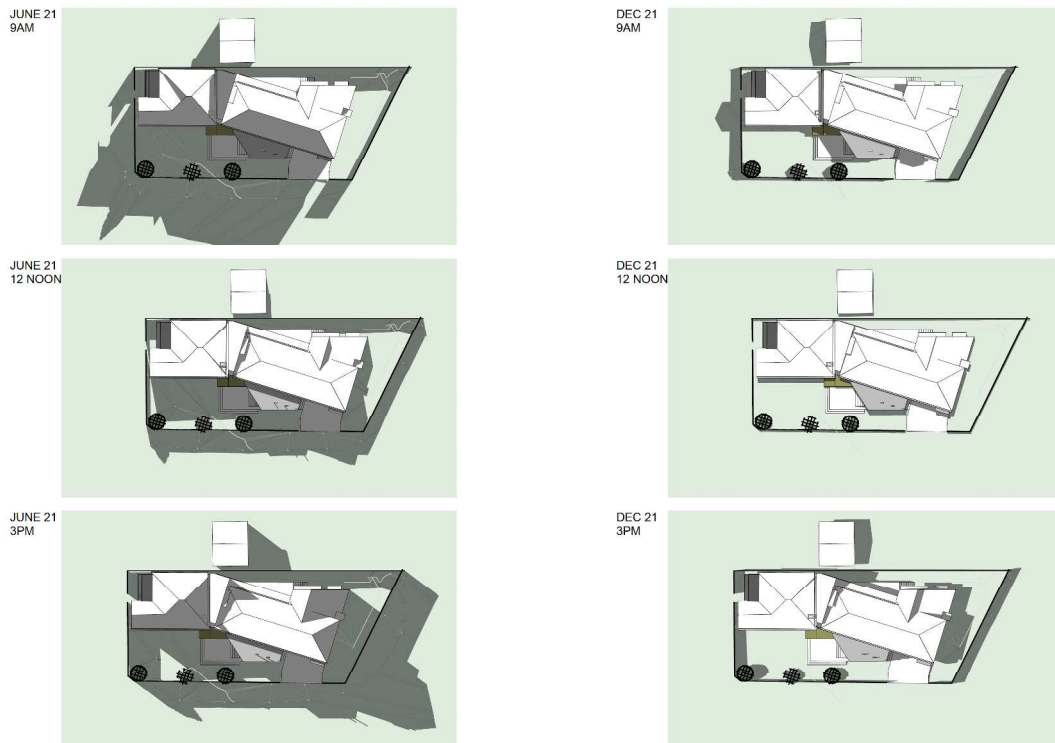
The proposed design has been developed with awareness of its overall size and position of existing dwelling and its surroundings. With this in mind, careful consideration has been given throughout the design process of the impacts this development may have on adjacent properties. Articulated facades are a result of early site studies and the desire to maintain the views and level of solar access provided to the neighbouring properties. Beyond this, significant overshadowing has been minimised by the considered positioning of the second storey addition above the garage.

The proposed design sits adjacent to Maitland No. 1 Sportsground which is a celebrated piece of contemporary architecture developed by Maitland City Council and Studio Dot. It has now won numerous awards and can be thought of as a gateway to contemporary design in the area.



**Figure 12: View of Site and Maitland No. 1 Sportsground** (Image Source: Fabric Architecture Studio)

Windows have been positioned throughout the development to maximise light access to all habitable rooms whilst providing privacy between buildings. Passive solar design principles have been utilised to inform placement, style and orientation of these windows.



**Figure 13: Shadow Diagrams: 9, 12 and 3pm in Winter and Summer** (Image Source: Fabric Architecture Studio)

### 12.0 BUSHFIRE & FLOOD

The proposed development is mapped as lying within in a flood zone and has been built to the flood plain level as required..

### 13.0 LANDSCAPING & STORMWATER

The proposal will incorporate Water Management Measures to minimise stormwater runoff. A greater roof surface area will allow for maximum water collection and retention in new rain water tank to the northern boundary of the property, to be used by the utilities of the house.

Water landing on areas other than the roof catchment area mentioned will be absorbed into the landscape. Refer to drawing A007 and the attached BASIX certificate for further details.

### 14.0 EXTERNAL FINISHES

External materials and finishes will predominantly feature a light weatherboard claddings and FC sheets with powder coat aluminium frame windows. These materials are proposed as a contemporary addition to the area - adding to the local character.

### 15.0 HERITAGE

As the dwelling lies within a heritage area, Stephen Booker from carste STUDIO has been engaged to write a Heritage Impact Statement. Please refer to that document for further information.

### 16.0 WASTE MANAGEMENT

Details of the management of waste expected to be generated during the each phase of the project is as follows and all waste management on site will be carried out in accordance with the details contained within the waste management plan submitted as part of the Development Application.

*Demolition and Construction Phase:*

ELEMENT	MANAGEMENT RESPONSE
Type of Waste	Waste during construction would include: General builder’s waste – rubble, non-recyclable off cuts and waste materials. Recyclable waste – Cardboard Packaging, steel, glass and aluminium waste.
Volume of Waste	Maximum of one 5m³ skip per week during construction of general builder’s waste. Maximum 0.5m³ per week of recyclable material.
Storage	All non-recyclable waste materials would be stored within skips located wholly within the site. Recyclable materials would be separated and placed in a separate bin to general waste.
Frequency of Collection	Collection is readily available and will be on an ‘as required basis’.
Recycling	Recycling of suitable material is to be provided for on site.
Location and Method of Disposal	All non-recyclable materials would be covered and transported to landfill in a skip bin. All recyclable materials will be collected by a licensed contractor and transported to a recycling facility. All loading would occur on site to minimise interference to traffic. Waste facilities and management to be inspected by the Site Manager on a daily basis

*Operational Phase:*

Due to the minor increase in floor area, no additional operational waste will be generated as a result of the proposed development. The sites existing on-going waste management system will remain in place and will be unaffected by the proposal.

*Summary:*

The waste type, storage and collection generated during the construction and operational phases of the development are able to be satisfactorily managed using existing on site storage and collection arrangements.

## 17.0 SITE MANAGEMENT

Refer to drawing A006 for detail. Additional information & objectives are noted below:

- Minimise waste and reuse where possible
- Recycle material where appropriate.
- Dispose of waste at local authority tip on a weekly basis and in accordance to health and safety regulations.
- Ongoing management during construction to be carried out in accordance with regulations set out by Council
- Material to be stored in a secured fenced area off the driveway. Hoarding to comply with council's regulations and guidelines.
- Period of construction will be advised by Builder.

## 18.0 CONCLUSION

The proposal seeks approval for alterations and additions to an existing dwelling on land zoned for that purpose and on a site that has been used as a residential dwelling. The proposal is considered to be well justified and complies with the objectives of the Maitland Local Environmental Plan 2011 and is considered to be consistent with the Council's applying Development Control Plans. Further, it implements a design scheme sensitive to the environmental and contextual constraints of the site and seeks to conserve, protect and enhance the qualities of the existing dwelling in order to extend functionality and relevance in a contemporary context.

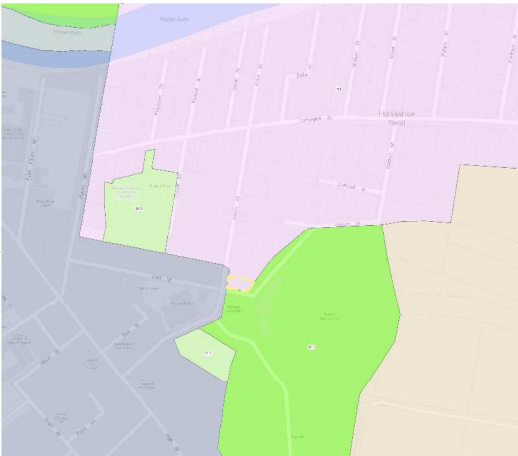
We recommend that Council give consent to this development subject to appropriate conditions of development consent, as:

- it will improve the amenity of the site and therefore its effect on the surrounding area;
- it will create the opportunity for employment during both construction and operation;
- it has utility services available to support the development;
- the site can be adequately drained to service the proposed development;
- the proposed dwelling will have minimal impacts on adjoining properties;
- the expected traffic impacts are minimal and adequate access to the road network exists.
- the existing parking and manoeuvring arrangements are considered adequate for the proposed use.

We trust that the information provided in this report is sufficient for the department to establish the scope of environmental assessment required for the development application.

## 19.0 APPENDIX

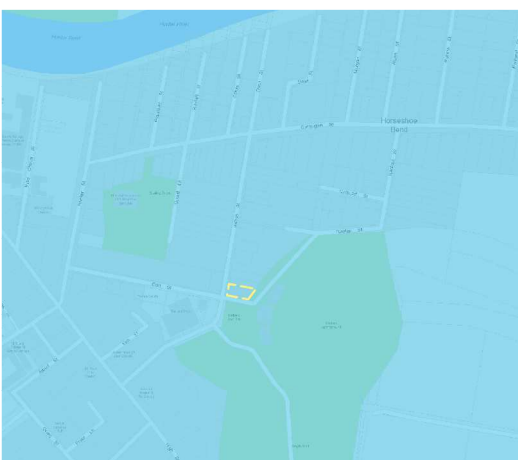
### APPENDIX A - LAND ZONING



### APPENDIX B - HERITAGE MAP



### APPENDIX C - FLOOD ZONE



*“The art of something created”*

Fabric.