

Statement of Environmental Effects



Development Site:

Lot 101 DP 775805
12 Leslie Street
Lorn NSW 2320

Submitted to: Maitland City Council

September 2021

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1 Development Snapshot

Development: Alterations and Additions to Existing Residence.

Location: Lot 101 DP 775805
12 Leslie Street
LornNSW 2320

Site Details: Area: 807 m²
Zoning: R1 General Residential

Plans / Reports: File Name: SD12LESL

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Applicant/Owner: Kate & Peter Ryan

2 Introduction

This Statement of Environmental Effects is submitted to Maitland City Council part of a Development Application (DA) for Alterations and Additions to the existing two-storey residence.

This Statement of Environmental Effects has been prepared on behalf of the client Kate & Peter Ryan.

3 Site Analysis

3.1 The Location

The proposed development site is located in the suburb of Lorn, on Leslie Street. The site is located in an existing R1 General Residential Zone of Maitland City Council.

The block has access to Leslie Street.



Figure 1: Locality Map

3.2 Site Description

The location of the development site is Lot 101 DP 775805, 12 Leslie Street.

The site has an area of 807 m².

The existing residential dwelling is a two-storey brick and tile resident
The surrounding houses are heritage area and consist of consistent of either brick or weatherboard.

The site is currently used for residential accommodation.

3.1 Flooding

The site is located in a flood planning area.

As per information advised by Maitland City Council, Greg Clayton. A minimum floor level for habitable rooms is FFL 8.03AHD.

The proposed additions including the entrance area, third and fourth bedroom on the lower floor will be constructed with a finished floor level of 8.03. This is to meet the minimum flood levels set out by Maitland City Council. The upper floor additions will be constructed with the existing floor level as it meets minimum flood levels set out by Maitland City Council.

3.1 Heritage

Lorn Heritage Conservation Area Significance: Local

The existing residential dwelling is a two-storey brick and tile resident and is located within the Lorn Heritage Conservation Area of significance.

The building was constructed in the 1980's, although the dwelling is not heritage listed itself, the proposed front façade has been designed and intended to be sympathetic to the surrounding neighbouring buildings and existing streetscape. The property is set amongst established gardens, towering jacaranda trees and a picturesque scene of the Maitland region.

Refer to the Site Plan for more information regarding the Colour Scheme schedule.

3.2 Site Services

The services that are available to the development site have been assessed and the current site services statuses are detailed below.

3.2.1 Power

There is access to the site from above ground power lines on Leslie Street.

3.2.2 Water

Hunter Water service is available.

3.2.3 Sewer

There is access to the sewer mains.

3.2.4 Garbage Waste

There is a weekly council garbage service available to the site. General waste and recycling bins can be obtained for the site from Maitland City Council. Recycling includes paper, glass, tins and plastics. The garage is collected from Leslie Street.

3.2.5 Postal Service

The existing postal service is delivered to Leslie Street

4 Proposed Development

4.1 Overview

The proposal is for Alterations and Additions to the existing two-story dwelling.

The proposed alterations consist of internal modifications on both floors of the dwelling. The additions will also be on both floors of the existing building and extension of the verandah and deck on lower and upper floor.

The lower floor additions will include adding a new entry way to two new bedrooms. The additions of the entrance area, third and fourth bedroom will be constructed with a lifted final floor level of 8.03. This is to meet the minimum flood levels set out by Maitland City Council.

There is also a new proposed garage and storage space. The garage will be 36.66m². In addition, extension of verandah area is proposed on the first floor.

The upper floor level modifications involve reconfiguration with proposed walls to be removed. Bedroom one and two will be reconfigured into one master bedroom with proposed ensuite and walk in robe. Furthermore, additional re-modelling of the living spaces. This area will also be extended with an addition on of 37.85m².

Furthermore, extension of verandah area is proposed.

Refer to the Site Plan for more information

There is access directly from Leslie Street.

4.2 Setback Variation

The proposed additions to the existing dwelling will be inclusive of modifying the front façade of the residence bringing forward a proposed garage and additional bedroom spaces to the front of the boundary on the development site.

Due to constraints of limited space with the backyard being occupied by an existing pool and shed/pool cabana, resulting in the additions being proposed to the front boundary of the development site and thus creating the need for a front setback variation.

Furthermore, additions to the property are further constrained due to the flood planning, resulting in the proposed addition to the rear to meet the minimum flood levels set out by Maitland City Council.

Subsequently, the proposed additions are being proposed to the front of the development site, on the street frontage as there is sufficient space fitting for the proposal. The proposed setback will be 3.2m to the front verandah whilst the garage is setback further to allow room for off street parking in front of the garage. A balcony has been proposed over the garage to further reduce the dominance of the garage door to the streetscape.

The impacts of the setback variation on the neighbouring properties have been assessed and will not affect or look out of place with the surrounding neighbouring buildings and existing streetscape has various dwelling located on Leslie Street pose similar setback variations to the front boundary line.

5 Conclusion

This DA relates to the proposed alterations and additions to existing two-storey dwelling.

The site is located in a R2 Low Density zone (residential – urban living) in the Maitland City Council.

The DA has been well planned and follows the Maitland City Council conditions.

The impacts of the development on the neighbouring properties have been assessed and mitigated wherever possible. The design will add interest and aesthetical value to the local heritage listed streetscape.

It is recommended that Maitland City Council approve the proposed development as it will provide a well-suited residential accommodation in accordance with the zoning of the area and existing streetscape.

6 Site Photo

Below is a photo of the existing two-storey brick residence.



7 Appendix A – Aerial Site Photo

Below is an aerial photo of 12 Leslie Street Leslie, Lorn.

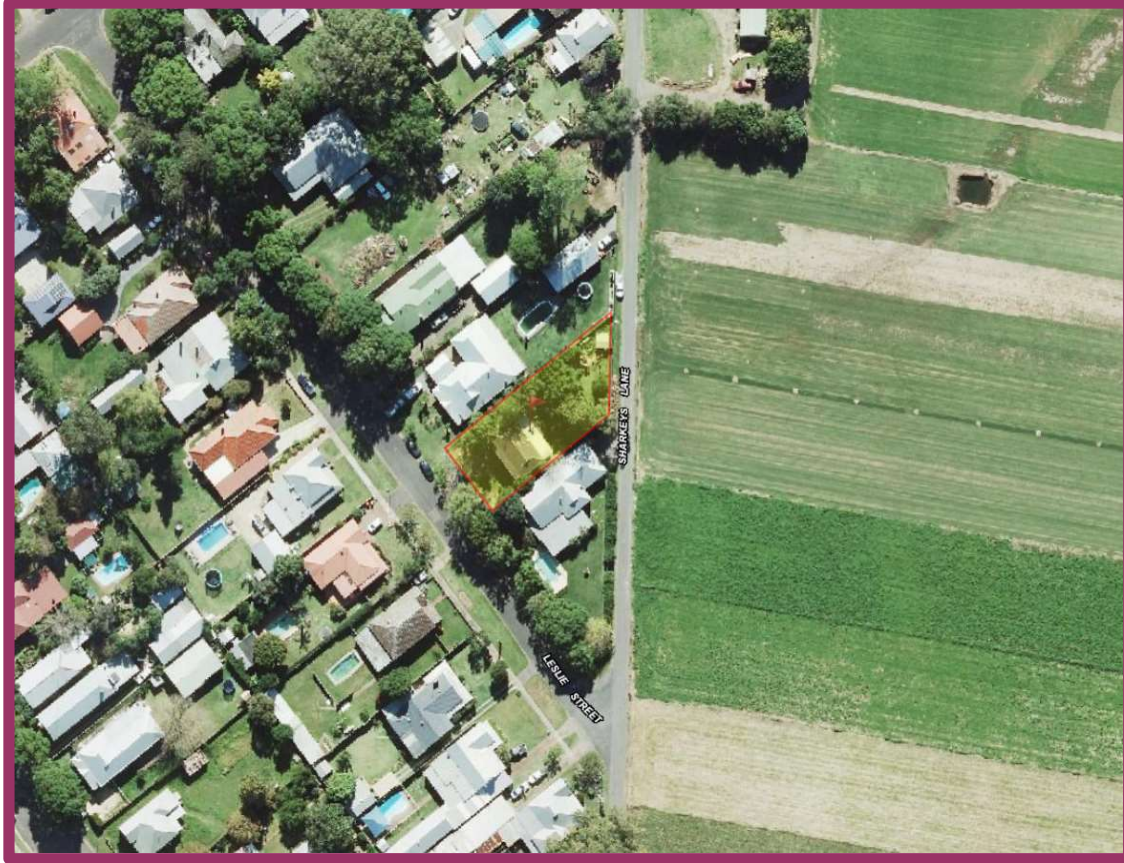


Figure 3: Aerial view of the development site.

Note: The Aerial view is provided as a visual reference only. The boundary lines and markings on this view are approximates only and should not be used for any development or building purpose.

8 Appendix C– Construction Waste Management Plan

Materials On-site		Destination		
		Reuse and Recycling		Disposal
Type of material	Estimated Volume m ³	ON-SITE * specify proposed reuse or on-site recycling methods	OFF-SITE * specify contractor and recycling outlet	* specify contractor and landfill site
Excavation Material	0.1	Reuse on site area around house		On-site
Green Waste	0.0	Nil		
Bricks	0.1	Stock pile on-site	Dump	Dump
Tiles	0.0	Nil		
Concrete	0.0	Nil		
Timber	0.3	Stock pile on-site	Pre Fabricated frame limited wastage	Off-site
Plasterboard	0.3	Stock pile on-site	Dump	Dump
Metals	0.1	Stock pile on-site	Dump	Dump
Plastics	0.1	Stock pile on-site	Dump	Dump
Cardboard	0.2	Stock pile on-site	Dump	Dump
Others	0.2	Stock pile on-site	Dump	Dump

9 Appendix D – BASIX

Refer to BASIX certificate number A431061