

STATEMENT OF ENVIRONMENTAL EFFECTS



Artistic Impression of Proposed development

PROPOSED STRATA SUBDIVISION, 4x NEW 2 BED RESIDENCES

LOT 05 DP999819 26 BANKS STREET EAST MAITLAND

APPLICANT: BDD DESIGN

PREPARED: HUGH WALKER

AUGUST 2021

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1. INTRODUCTION

This statement of environmental effects accompanies a development application for a new strata subdivision and 4 x 2 bedroom dwellings at LOT 05 DP999819 26 BANKS STREET EAST MAITLAND. It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Maitland citywide development control plan – residential design, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the likely environmental impacts in accordance with section 79C of the Environmental Planning and Assessment Act 1979.

2. SUBJECT SITE AND LAND

The subject site is located **LOT 05 DP999819 26 BANKS STREET EAST MAITLAND**. The site has a site area of 1012m² and is currently occupied with a 1-storey residential dwelling. The general locality of the site is depicted in figure 01 & 02.

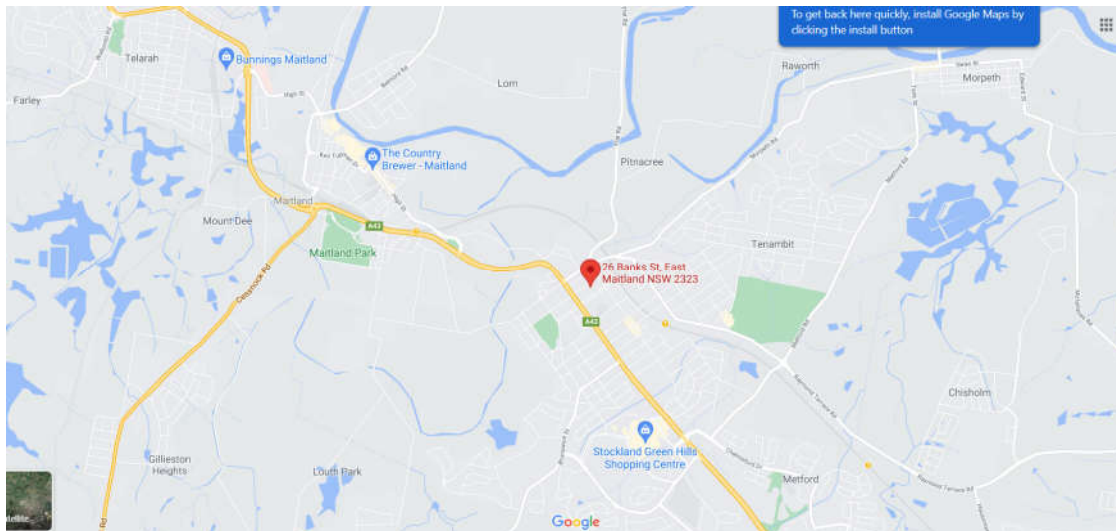


Figure 1: Locality – East Maitland area



Figure 2: Site area 26 Banks Street



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The site is in an established and historical residential area called East Maitland and is also located centrally to the Maitland City Centre a short drive away.

East Maitland is one of the older areas of Maitland and woven through the surrounding context there are several notable heritage style buildings, both of commercial and residential nature. Additionally, there is a variety of housing forms, scales and aesthetics throughout the context, creating a vibrant, rich and diverse built environment.

There is a mixture of both single level and 2 storey buildings in the context. Additionally, the Easts Bowling Club is a varied architectural collection with a modern street façade. The bowling club gable entry however is a modern statement with a traditional dialogue.

The 26 Banks Street development site has several single and 2 storey heritage buildings in the vicinity. These heritage buildings are not located immediately adjacent of opposite the development site. The impact of the development it is suggested would be less intrusive. In saying this we suggest that the unit design does need to follow some traditional elements and heritage themes but done in a way that does not mimic but complements and enhances the overall context.

We have attached later in this section several street view of Banks Street highlighting the varied nature of the built environment.

The current site is 1012m² and is relatively flat making it ideal for construction and development. A single level miners style cottage clad in weatherboards occupies the site currently and will be demolished to make way for the new development.

The site is rectangular in shape and is surrounded on 3 sides by existing residential properties.

The site has minimal existing vegetation and trees on it making development easier and less intrusive to the context.

There is currently no sewer or stormwater easements on site or adjacent to the site. The proposed development will need to utilise detention and pumping systems to move water from site.

Easements are not possible, and documentation can be provided proving neighbours do not wish any new easements established on their lots.

The site has access to sewer/water/power / nbn /phone. There are no current easements on the block.

The site is good location for medium density housing as it close to Maitland Hospital and Maitland City Centre. This provides easy access for workers and can provide a low maintenance lifestyle for professionals working in this area.

The site is zoned R1, and the proposal is acceptable under the provisions of the zoning.



Figure 3: No.20 Banks Street a prominent and interesting heritage building. Very prominent parapet design elements and colour detailing, varied fenestration breakup and design.

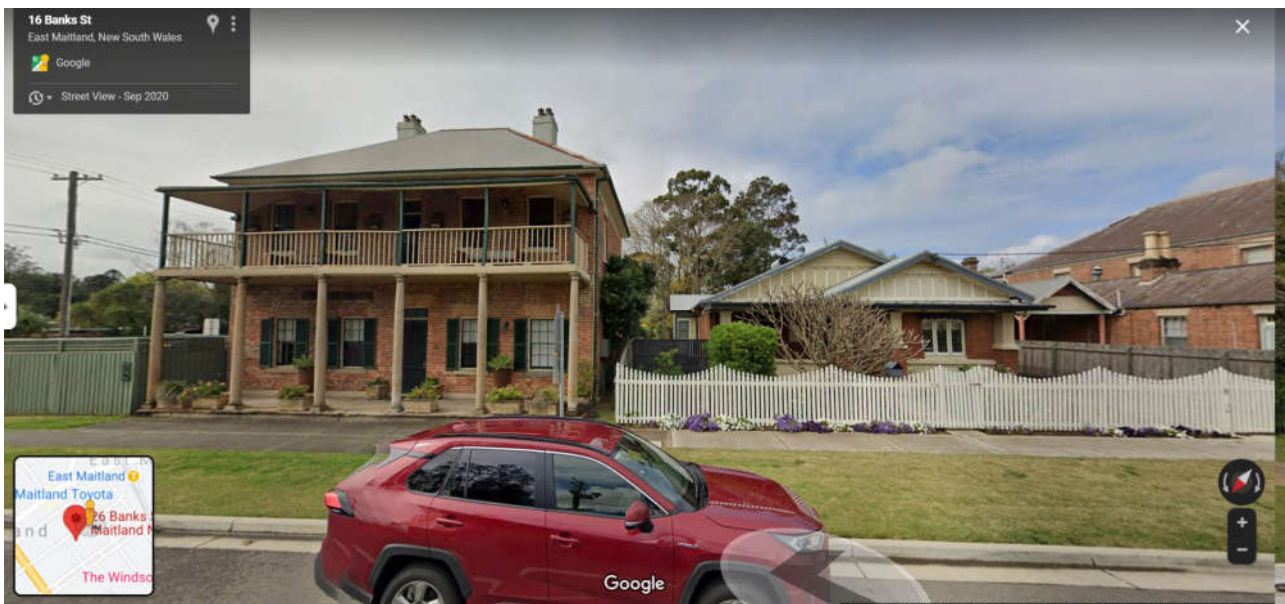


Figure 4: Shows 16 and 18 Banks Street. 16 Being a Large style Georgian Style home with simple decoration and shutters. Less detailed than later Victorian homes. No.18 is a bungalow style home from the early 20th century and features varied gable roofs, varied colours and materials. b



Figure 5: This picture shows existing 26 Banks Street Development site. Simple single level workers cottage.



Figure 6: 32 Banks Street a 2 storey 1970s brick veneer home. Very simple and plain. Typical of homes of the era with brown brick and dark brown roof tiles.



Figure 7: 36 Banks Street, showing another elegant 2 storey Georgian style residence. Simple forms, roofs, decoration. Stone coins. These are understated grander homes.



Figure 8: Easts Bowling Club main entry. Varied modern forms offset with tradition building ideas/lines and forms. Gables are used to bring in a traditional residential feel to the façade.

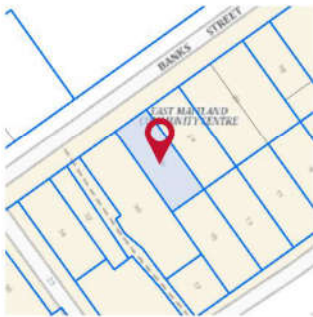


Figure 9: 42 and 44 Banks Street. This shows an original Georgian style 2 storey home coupled with a modern 2 storey home constructed in recent years. The new 2 storey units have traditional hipped roof forms, however utilise a boxy parapet balcony style to offer a modern point of difference. Both designs present an articulated façade but simple detailing without excess.



Property Report

26 BANKS STREET EAST MAITLAND 2323



Property Details

Address: 26 BANKS STREET EAST MAITLAND 2323
 Lot/Section /Plan No: 5/-/DP999819
 Council: MAITLAND CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Maitland Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	R1 - General Residential: (pub. 16-12-2011)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	East Maitland Heritage Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Flood Planning	Flood Planning Area

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

3. DESCRIPTION OF PROPOSAL

It is proposed to construct to undertake the following development items.

- 4 x new 2 x storey strata units
- 2 bedrooms, 2 x living areas, kitchen, decks, garage, laundry.
- Concrete driveways
- Alfresco areas
- Fencing
- Landscaping
- Stormwater system

It is proposed to construct 4 x 2 storey attached 2-bedroom units, constructed in 2 x separate building forms on the existing site.

The existing single level residence on site will be demolished to allow the construction of the new development. Some minor vegetation will be removed also to allow the development and associated driveway access.

The proposed new dwellings have been designed as a simple/ paired back modern designs incorporating traditional building forms and windows to create a dialogue with the surrounding context. The proposed design does not try to mimic or imitate the heritage features of nearby heritage homes; however, it seeks to complement these through gable roof forms, window breakup, landscaping and fencing.

The proposed units are designed to be simple and elegant, utilising simple palettes of materials and colours. This will reduce a bold statement to the street, more as a subtle modern statement.

The proposed units are a height, bulk, and scale like many 2 storey units and dwellings in the context. The bulk and scale is broken down by varying roof heights/forms, window awnings and pop out elements.

Much like the Easts Bowling club a prominent 2 storey gable feature is used a simple bold feature of each unit. This creates a modern statement but form a dialogue with traditional elements via the use of high-pitched gable roofs.

A simple palette of; off white and black claddings is used as not to create too much noise within the building facades and envelope. The off-white creates the base of the development colouring and then black vertical weatherboards are used to create features and articulate varying elements, breaking down the bulk and scale of the overall development.

This is reminiscent of earlier Georgian style building that were often very paired back and simple to their Victorian counterparts. They utilised simple palette of materials and reduced ornamentation to the façade. The proposed units offer this approach with a paired back simple appearance.

The main materials include

1. Vertical Fc weatherboards in dark colour
2. Rendered or textured coat fc sheet or greenboard off white elements
3. Colorbond roofing / fascia / gutters
4. Aluminium windows and doors

Each unit consists of 2 bedrooms, 2 x living areas, ensuites, toilets, laundry, single garage, alfresco and garden area.

Units are designed for 2 separate young professionals or people to live comfortably but independently.

Units have also been designed to allow accessible access according to the Liveable housing guide to lower-level areas and a ground floor toilet.

The proposed units provide a flexible living arrangement for occupants and there is a lot of natural light and windows for cross ventilation. There is plenty of space for solar roof power.

2 x visitor carparks are provided for the development.

The proposed development is well fenced and landscaped to complement the overall design intent.



This image shows the front façade of unit 01 addressing banks Street. It has an articulated gable portico entry area that forms the main feature of the façade, coupled with some vertical screening. The façade is well articulated with varying recesses and pop outs. A simple palette of materials is used to create interest and contrast. The main gable roof presents a tradition element to the overall design.



This shows the north-eastern side of the units. The gable elements offer the main focus and create a simple bold statement. The façade is once again well-articulated on all facades and offers a quality appearance to the built context. The forms and style are simple bold traditional masses broken down through varied roof forms, recesses and pop out elements. Windows off street façade designed to reduce overlooking into adjacent properties.



Rear view of units. The units are well finished and well presented on all facades creating a quality-built addition to the built context. Windows are well placed to reduce privacy issues with surrounding neighbours.

4. GOVERNMENT REGULATION AND CONTROLS

SECTION 79C

The proposal has been assessed having regard to the relevant matters for consideration under Section 79c of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

SECTION 79C(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

Maitland Local Environmental Plan 2011

The Maitland Local Environmental Plan 2011(LEP 2011) applies to the subject site.

The site is Zoned R1 (General Residential) The proposal is permissible with Council's consent.

State Environmental Planning Policy 60 (SEPP 60) – Exempt and Complying Development

State Environmental Planning Policy BASIX (SEPP BASIX) – Building Sustainability Index

SECTION 79C (1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

SECTION 79C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLANS

Maitland Citywide Development Control Plan – Heritage Conservation – Design Criteria

The Maitland Citywide Development Control Plan – Heritage conservation – Design Criteria applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

The Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

Maitland Citywide Development Control Plan – Subdivision – Design Criteria

The Maitland Citywide Development Control Plan – Subdivision – Design Criteria applies to the subject site. An assessment of the proposal against the relevant provisions contained in the DCP is provided in the table on the following pages.

Maitland Citywide Development Control Plan – Heritage Conservation Chapter – Design Criteria

Provisions	Assessment	Compliance
5.0 General requirements for buildings in Historic Areas		✓
5.1 Character of Area	<p>As discussed in previously in the SOEE the East Maitland area is a Historic and established residential area in the Maitland Region.</p> <p>There is a variety of different historic and modern styles throughout the area. There are many noticeable and listed heritage examples in the vicinity.</p> <p>The area ranges from single level to stately 2 storey styles residences. Interwoven are pockets of varied commercial and retail architecture.</p> <p>Overall, the area is rich, interesting, and diverse urban environment.</p> <p>It is suggested that new developments would need to form a relationship with the strong heritage influences through forms, mass and scale that form a dialogue with the past but don't mimic it.</p> <p>The proposed development attempts this process to create something that has traditional elements that relate to both modern and heritage architectural design.</p>	✓
5.2 Siting the New Development	<p>The proposed development has a street setback consistent with the existing homes adjacent to it.</p> <p>The development is sited that Unit 01 offers a typical street frontage appearance of a 2-storey single dwelling. It has designated fencing/landscaping and a prominent entry portico that create an appearance complimentary to the Banks Street streetscape.</p> <p>Development has front garden and landscaping.</p> <p>Development does not sit directly adjacent or opposite a heritage building so its impact is minimised.</p>	✓

<p>5.3 Scale</p>	<p>The proposed development is a typical scale to most 2 storey homes and 2 storey unit developments in the context.</p> <p>The dwellings present a single 2 storey home to Banks Street.</p> <p>The development is well setback from all boundaries and complies with DCP requirements.</p> <p>The overall scale and bulk of the development is broken down by varying roof elements, recesses, pop outs and window breakup.</p> <p>2 storey developments are typical in the area, so the proposed development is in keeping with built form in the urban context surrounding it.'</p>	<p>✓</p>
<p>5.4 Proportions</p>	<p>The proportions of the proposed development are once again typical of 2 storey homes and unit developments in the context.</p> <p>We have utilised the gable roof features as traditional form and centre piece but simplified into a modern way.</p> <p>The main roofs utilise hips and gables which are typical in the context.</p> <p>Windows forms and proportions are typical in the area also.</p> <p>The gable features of our development also form a dialogue with Easts Bowling club that also has gable feature entry portico elements.</p> <p>Proportions are typical of 2 storey residential homes.</p>	<p>✓</p>
<p>5.5 Setbacks</p>	<p>The proposed setbacks are consistent with the 2 adjoining homes either side of 26 Banks Street. These adjacent setbacks are 6m and 4.5m. Our setback is approx. 5m for the main building line and 3.5m for the entry portico.</p> <p>All side and rear setbacks comply and are in excess to the DCP requirements.</p> <p>Setbacks are typical of the surrounding context and other 2 storey multi dwelling developments.</p>	<p>✓</p>
<p>5.6 Form and Massing</p>	<p>The proposed development utilises typical forms and massing used throughout the Banks Street and wider East Maitland Context.</p> <p>Roof forms are typical and traditional, used in a simple modern appearance as not to mimic heritage stylings exactly.</p>	<p>✓</p>

<p>5.7 Landscaping</p>	<p>A detailed landscape has been completed as part of this development</p> <p>Landscaping complements the development and the wider Banks Street Context</p> <p>Landscaping has a quality appearance however is low maintenance and durable.</p> <p>The front of the development is well landscaped and fenced presenting a typical 2 storey home frontage to Banks Street.</p>	<p>✓</p>
<p>5.8 Detailing</p>	<p>The proposed development has made a concerted effort to create a modern building development that has traditional forms/massing and ideas however does not copy or mimic heritage detailing.</p> <p>The development uses a simple base of colours and materials combined with traditional building forms and masses to create a bold modern development that forms a strong dialogue with many of the surrounding buildings in the context.</p> <p>The building is uniquely its own statement but is still typical to many 2 storey homes and developments in the context.</p>	<p>✓</p>
<p>5.9 Building elements and materials</p>	<p>The proposed development utilises window forms and shapes typical throughout the immediate context. They are simple and not mimicking any heritage detailing.</p> <p>The development utilises weatherboards as feature elements and this a typical material used in the immediate context. They are used vertically to offer a difference but still form a relationship. The weatherboard elements are offset by a simple rendered smooth coat finish acting as a subtle backdrop</p> <p>Roof uses colorbond custom orb colorbond roofing in a lighter grey colour which is similar and typical to many homes in context.</p> <p>An aggregate finished driveway is used and is like a gravel look. Paving is used to alfresco and path areas.</p> <p>Imitation claddings are not used the developments presents its own unique statement without mimicking design elements and materials.</p> <p>Vertical weatherboards are used to create a relationship without copying the typical horizontal nature of the surrounding weatherboard homes.</p>	<p>✓</p>

<p>5.11 Developments in the vicinity of Heritage Buildings</p>	<p>Brick is not used; lightweight claddings are utilised.</p> <p>The proposed development is the vicinity of heritage items but located not directly adjacent or opposite too.</p> <p>The proposed development has attempted to make a unique but complementary style design that will enhance the street character and continue heritage ideas and design principles.</p> <p>The proposed development is sited like other homes in the context and sited/laid out like other multi dwelling developments in the immediate context.</p> <p>The DCP does state designs in vicinity of a heritage item can be modern. The East Bowling club is a modern design. Our proposed design is a modern building but has heritage inspired elements that make it unique however complimentary to the heritage themes in the context.</p>	
<p>7. SUBDIVISION OF LAND</p>		
<p>7.1 Appearance of locality</p>	<p>The proposed subdivision is a strata subdivision so the overall shape and appearance of the lot will not be altered</p> <p>Additionally, the design has been designed to present a single 2 storey residence to the main street frontage.</p> <p>The strata subdivision should not negatively affect the street character or existing street patterns.</p> <p>The subdivision and construction of the new development does require the demolition of the existing single level residence. This existing residence is not a heritage listed building and is a simple miners cottage style. It is a very small house on a big block and its appearance within the context is not very consistent or beneficial with the developing character of the area.</p> <p>The proposed new development and landscaping will enhance the street character and built form in lieu of the existing very small house on site.</p>	<p>✓</p>

Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

Provisions	Assessment	Compliance
Section B1 – site analysis and site context	<p>B1.3 - A detailed site analysis plan has been included with the development application including the elements listed in this section.</p> <p>The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts and integrates appropriately with the streetscape using materials used predominately through-out the locality while placing a modern twist on the ideas.</p> <p>It is in character with the single and two storey nature of developments in the surrounding area.</p> <p>Living areas have been orientated to benefit from the northern side of the site. Washing and drying areas are also located to receive maximum sun penetration onsite.</p> <p>Window and door placement and awnings have been used to reduce negative sun impact.</p> <p>Windows well positioned to reduce overlooking and reduce acoustic issues.</p> <p>Generous setbacks to the units from existing and future buildings reduce privacy and acoustic issues.</p> <p>Minimum and high windows to the boundaries reduce negative sun impact and reduce overlooking of adjacent private open spaces.</p> <p>The design has considered the heritage nature of Banks Street and the wider East Maitland Context. The proposed units present a simple, bold and modern appearance with traditional forms and elements that will complement the wider context but not mimic it.</p> <p>The proposed development is typical of urban densification in the East Maitland area and many similar developments have been approved or are under assessment in the vicinity.</p>	✓
Section B2 – development incorporating existing dwellings	Not applicable	n/a

<p>Section B3 – bulk earthworks and retaining walls</p>	<p>B3.9 – The proposed design is located on an essentially flat piece of land on 26 Banks Street. This means very little earthworks and no retaining is required for the development. The site area will be scraped to remove the topsoil layer and concrete waffle pods will be placed direct on natural ground and base layers.</p> <p>A detailed bulk earthwork has been completed indicating the proposed cut and fill areas as well as associated retaining walls.</p> <p>Sediment fencing is shown on the attached plans and will stop any runoff from site into stormwater systems or natural water courses.</p> <p>The site is well suited to medium density housing and will require minimal work to construct the dwellings, reducing issues for the site and surrounding properties.</p>	<p>✓</p>
<p>Section B4 – street building setba</p>	<p>B4.3 – The proposed new development has the following.</p> <p>Minimum setbacks</p> <p>24 Banks Street has a setback of approx.4.5m</p> <p>30 Banks Street has an approx. setback 6m</p> <p>The development site has a min setback of 5m which is in keeping with the existing street setback patterns in the street and complies with the dcp requirements.</p> <p>There is an articulated entry portico protruding 1.5m into front setback zone to create interest and identify building entry to Banks Street.</p>	<p>✓</p>
<p>Section B5 – side and rear setba</p>	<p>Unit 04 rear setback is 1.565m which is acceptable for 2 storey building. Windows are high and long to reduce overlooking on this façade.</p> <p>Units 01 to 04 are setback a minimum of 3.7m on northeast side to allow for private open space.</p> <p>On the southwest driveway side units 01 to 04 are setback 4.8m minimum</p> <p>All side and rear setbacks comply with DCP requirements.</p>	<p>✓</p>
<p>Section B6 – site coverage and unbuilt areas</p>	<p>B6.5 -</p> <p>Site coverage is 70.3% in accordance with the 70% maximum for multi dwelling houses encompassing more than 3 units. This includes all driveways and hard areas.</p>	<p>✓</p>

<p>Section B7 – building height, bulk and scale</p>	<p>B7.5 - Max building height is 7.3 metres from natural ground level to top of roof ridgeline. Well below the 8.5 metre max.</p> <p>B7.6 - the development application provides the required. site plan, floor plans and elevations.</p> <p>The proposed new development offers a bulk, height and scale which is typical of all the surrounding residential homes in the immediate context.</p> <p>The proposed new dwellings present a simple contemporary home/unit typical of the surrounding area. The bulk of the building is broken up using separate portico roofs, varying colours, and windows.</p> <p>The height of the proposed units is typical of surrounding 2 storey residences and units.</p>	<p>✓</p>
<p>Section B8 – external appearance</p>	<p>B8.5 a) The dwellings offer a simple contemporary appearance, the proposed dwellings are of a similar height, scale, bulk and finish to surrounding homes in the area.</p> <p>b) Architectural interest is created using varying roof forms, varied lightweight claddings & rendered elements. These elements coupled create a simple, modern and integrated design.</p> <p>c) Windows and doors are standard style aluminium used through the area and in adjoining homes. The windows are a similar scale and colour to neighbours, helping to merge into the street context.</p> <p>d) Consideration has been given to the roof and wall massing. The proposed dwellings wall, roofs, heights, materials are all typical of residences and units in the surrounding areas.</p> <p>e) Interest will be created for the residents and passer by. The proposed dwellings are a modern, simple dwelling design with a dynamic appearance. This is highlighted by the varied portico roofs, contemporary lightweight claddings and timber elements. These materials and forms will create a distinct and interesting appearance for the residents and passerby.</p> <p>g) The proposed development has a designated front portico area addressing Banks Street via Unit 01.</p> <p>h) The proposed new units have been designed to form a relationship with existing homes in the immediate area. It is a similar form, scale and bulk. Although modern they use traditional ideas in modern ways</p> <p>j) The dwellings address the street frontage with interesting forms, massing and Detailing.</p>	<p>✓</p>

	<p>k) The proposed dwellings are in an established heritage area. Although surrounded by very traditional building forms the simple modern design takes this into account and complements them through high quality design of roofs, walls, awnings, verandahs, garages, driveways, and colour scheme.</p> <p>B8.6</p> <p>Garage doors do not face Banks Street they face the internal driveway.</p> <ul style="list-style-type: none"> a) the garage door is not more than 50% of the frontage of the development. The garage is recessed back from the main house to suit the character of the area. b) The separation/recessed nature of the garage helps break up the roof mass and form creating a dynamic appearance. The garage takes on its own unique and quality appearance. c) Garage doors are not more than 50% of the dwelling's frontage. Contrasting colours have been used to the garage. Driveway is irregular in shape. 	
<p>Section B9 – open space</p>	<p>The proposed new dwellings have varied private open spaces located to the front and rear which provide good summer and winter outdoor options.</p> <p>All units have 55m² of private open space in varied configurations.</p> <p>From the DCP we suggest that between 40-50m² of POS is required. We have provided 55m². These DCP areas vary between 5x5m and 6x6m main areas and min 3m dimensions. The proposed areas typically have dimensions of 4.7m x 6.8m which are slightly different but still offer excellent flexibility. No dimensions are less than 3m.</p> <p>The main lower level opens onto a generous alfresco area feeding into the landscape area. The units will receive a lot of good morning and mid-morning sunlight to these areas.</p>	<p>ARGUMENT GIVEN</p>
<p>Section B10 – sites having a boulevard to a laneway</p>	<p>Not applicable</p>	<p>n/a</p>
<p>Section B11 – accessibility and adaptable housing</p>	<p>The DCP does not require a specific adaptable housing component for this project. However, all units have been designed to comply with the upcoming NCC changes and accessible level entry has been provided for each unit. Additionally, each unit features an accessible toilet on the</p>	<p>✓</p>

	ground level in accordance with silver level Liveable Housing Guide.	
Section B12 – landscape design	<p>The development application is accompanied by landscape plan which has been designed to complement the overall development and enhance the wider context.</p> <p>A selection of mostly native plants coupled with feature tree elements have been used to create a low maintenance and quality appearance.</p> <p>Additionally, to landscaping quality fencing and screening is proposed to Unit 01 street frontage.</p> <p>The landscape design will maintain a quality appearance throughout the seasons and will only require annual pruning for most selected species.</p>	✓
Section B13 – fencing and walls	<p>All inter unit fences will be 1800mm colorbond fencing</p> <p>All new boundary fences will be 1800mm colorbond fencing as agreed with neighbours within the required agreement form.</p> <p>Colorbond fencing provides a quality durable appearance for many years as opposed to timber fencing that rots and decays in several years.</p> <p>The front fence to unit of will be constructed of rendered piers and wall elements complemented with slat screens. This will be further softened by landscaping elements; this will create a quality appearance the streetscape and offer privacy to unit 01 POS.</p>	✓
Section B14 – driveway access and car parking	<p>Carparking complies with AS2890.1</p> <p>There is carparking available on Banks Street for additional visitors</p> <p>2 x visitor carparks provided centrally located</p> <p>Each unit has lock up single garage for 2-bedroom unit</p> <p>Turning circles provided for each unit. Aisle widths and driveway areas comply with min requirements of AS2890.1. Driveway turning is in excess to requirement providing ease of access for residents.</p> <p>Driveway is wider at entry to allow easier and safer vehicle access.</p> <p>Excellent sightlines at driveway areas for vehicles and pedestrians.</p>	✓
Section B15 – views and visual and acoustic privacy	<p>B15.7 - Minimal & small windows will be located to Walls on boundaries with adjacent residential properties. Private open areas are located to North & North-East away from Neighbouring bedrooms and windows.</p> <p>Private open areas are in similar position to adjacent residential properties.</p>	✓

	B15.8 – Minimal overlooking is possible. Boundary fencing to all sides provides significant privacy between residential existing & proposed residential properties.	
Section B16 – energy conversation	<p>B16.5 - Basix certificates have been provided.</p> <p>B16.6 - Main living and outdoor areas have access to Northern /northeast aspect.</p> <p>B16.7 – Building insulated to Basix requirements.</p> <p>B16.8 – Windows to Basix requirements</p> <p>B16.9 – Windows to West façade are high and narrow to reduce sun penetration but maintain street character.</p> <p>B16.10 – North facing roof available for potential solar hot water system.</p> <p>B16.11 – Location of windows has been designed to maximise cross ventilation.</p> <p>B16.13 - Proposed building will not significantly Overshadow or inhibit existing or proposed adjoining Properties.</p>	✓
Section B17 – stormwater management	<p>B17.8 - a detailed erosion and sediment control plan has Been included in the submission.</p> <p>A stormwater design has been provided by a qualified civil engineer as the design requires detention tank and pump out due to lack of easements and site topography. Please refer to MPC engineers design drawings.</p>	✓
Section B18 – security, site facilities and services	<p>Each unit has space for up to 4 garbage bins</p> <p>Designated clothes lines area provided</p> <p>Site has a lot of windows which allows good supervision and security of the area.</p> <p>Site has access to power/water/sewer/telephone/NBN</p> <p>Site has access to council waste collection services.</p>	✓

SECTION 79C(1)(a)(iia) – PLANNING AGREEMENTS

There are no planning agreements.

SECTION 79C (1)(a)(iv) – REGULATIONS

There are no matters prescribed by the regulations for the proposal.

SECTION 79C(1)(b) – LIKELY IMPACTS

The proposed development will have no adverse impact.

SECTION 79C(1)(c) – SUITABILITY OF THE SITE FOR DEVELOPMENT

The proposed residential dwelling is entirely suitable for the site due to its location.

SECTION 79C(1)(d) – ANY SUBMISSIONS

To be considered by Council should notification be required.

SECTION 79C(1)(e) – THE PUBLIC INTEREST

For reasons set out in this statement. It is considered that there will be no public interest in the proposed, given the absence of any demonstrable adverse impacts.

5.CONCLUSION

The proposal satisfies the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 and the provisions set out in the Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria.

The proposed new unit development offers an elegant, contemporary, and affordable housing option for occupants close to Maitland City Centers. The dwellings will be low maintenance and maintain a high quality for years to come.

The proposed development present and elegant and bold modern architectural appearance that utilizes many traditional building elements from the context. The proposed design does not mimic heritage buildings or features but creates its own identity through its own unique interpretation of these traditional elements.

The proposed new units provide a quality architectural design complemented with excellent landscaping and fencing. They will create an excellent urban infill development for the site and assist in enhancing the built character of the context.

It is therefore recommended that council grant consent to the development application.