



STATEMENT OF ENVIRONMENTAL EFFECTS

Multi-Dwelling Residential Development

A REPORT PREPARED BY PIPER PLANNING FOR:

Thornton Brentwood

Lot 502, DP 10419

Crestwood Road, Thornton

Rev. B 26/08/2021



DOCUMENT NOTES

REVISION	DATE	NOTES
PRELIM	18/01/2021	FOR QA REVIEW (PV)
DRAFT	19/01/21	QA (AP)
DRAFT II	16/03/21	PER DA PLANS (PV)
A	04/08/2021	FINAL (AP)
B	26/08/21	UPDATED PLAN DETAIL

CONTACT:

(02) 4048 0702

admin@piperplanning.com

PO BOX 232, Adamstown NSW 2289

www.piperplanning.com.au



CONTENTS

- 1. INTRODUCTION.....4
- 2. PROPERTY DETAILS5
 - 2.1 SUMMARY.....5
 - 2.2 SITE CONTEXT AND EXISTING IMPROVEMENTS6
- 3. DESCRIPTION OF PROPOSED DEVELOPMENT.....7
 - 3.1 MULTI-DWELLING HOUSING DEVELOPMENT.....7
- 4. ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 19799
 - 4.1 MAITLAND LOCAL ENVIRONMENTAL PLAN 20119
 - 4.2 MAITLAND DEVELOPMENT CONTROL PLAN 2011 12
- 5. CLAUSE 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.20
 - 5.1 OVERVIEW..... 20
 - 5.2 THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT20
 - 5.3 THE PROVISION OF ANY DRAFT EPI 20
 - 5.4 ANY DEVELOPMENT CONTROL PLAN 20
 - 5.5 ANY MATTERS PRESCRIBED BY THE REGULATIONS..... 20
 - 5.6 LIKELY IMPACTS OF THE DEVELOPMENT 20
 - 5.7 SITE SUITABILITY 21
 - 5.8 SUBMISSIONS..... 22
 - 5.9 THE PUBLIC INTEREST 22
- 6. CONCLUSION 23



1. INTRODUCTION

This Statement of Environmental Effects (SEE) relates to the premises known as Lot 502 / DP 10419 upon Crestwood Road, Thornton. We note that the subdivision of this allotment has not yet been registered and that the proposed development relates to a portion of the existing parent Lot 428/DP 1262858, Sunset Drive Thornton.

The document accompanies a multi-dwelling housing development on behalf of Thornton Brentwood. As part of this application, the proposal seeks consent for Strata Title Subdivision of the parent lot.

This SEE and Development Application have been prepared in response to the statutory provisions applicable to the development.



2. PROPERTY DETAILS

2.1 SUMMARY

Applicant	Thornton Brentwood
Landowner:	Not Disclosed
Property Address:	Lot 502 Crestwood Road, Thornton in the pending subdivision of Lot 428, DP1262858 Sunset Drive Thornton
Zone	R1 General Residential
Calculations	Lot Area: 1825.18m ²
Existing Improvements:	Vacant Allotment



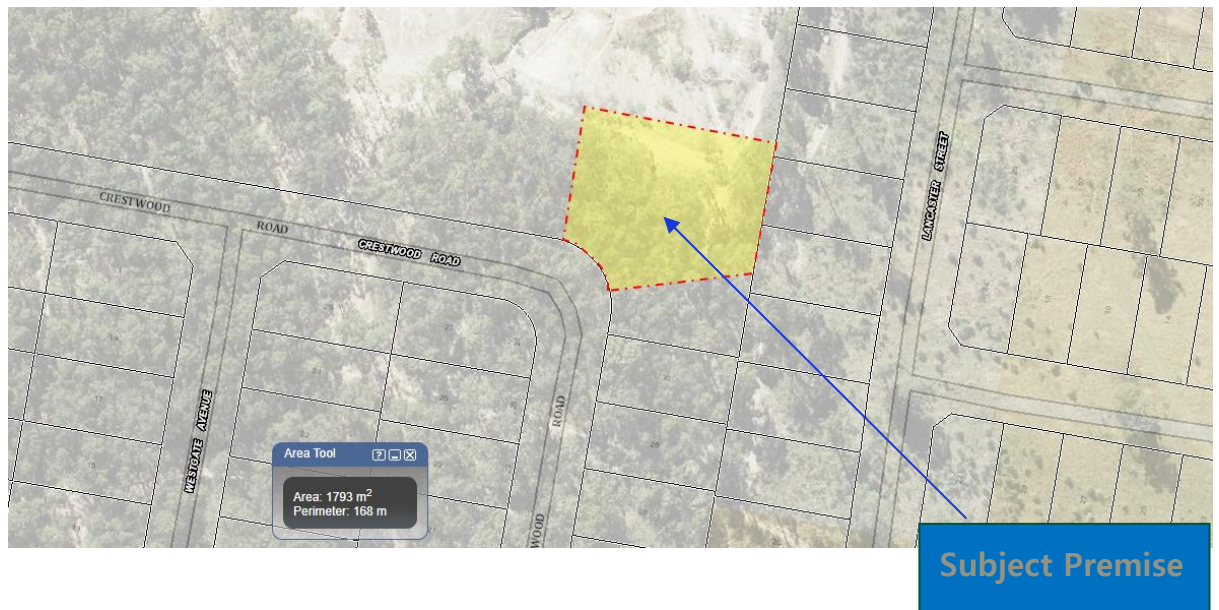
2.2 SITE CONTEXT AND EXISTING IMPROVEMENTS

The subject allotment is located in a newly developing residential subdivision, approximately 1.2km North of Thornton shopping centre.

The subject allotment displays a generous area, being 1825m² in area and is located adjoining a sweeping bend in road alignment. Site topography is generally level and vegetation consists of introduced grass species.

The site is located within a newly established residential subdivision and adjoining allotments are vacant.

Figure 1 outlines the location of the subject site amongst the local context.





3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 MULTI-DWELLING HOUSING DEVELOPMENT

The Applicant seeks consent for a five-unit Multi-Dwelling Housing development with Strata Title Subdivision.

Each of the five proposed units are single-storey, three-bedroom dwellings with double garages.

The design proposes two dwelling house units with street address, with the remainder of the development served by a southern placed drive access. This allows the vehicle circulation and parking to be centrally oriented, with landscape inclusions, private open space elements and habitable living areas oriented to the perimeter of the site.

The proposal derives a design derived with due consideration to site attributes and context, as well as specific consideration to the statutory provisions applicable to the lot and development form. The single-storey development in conjunction with appropriate boundary setbacks, result in a proposed development with minimal environmental impacts on adjoining allotments.

Open space inclusions and primary living areas are predominantly orientated towards the North, ensuring they receive strong solar access throughout the day.

Figure 3 outlines the proposed site plan.



ment

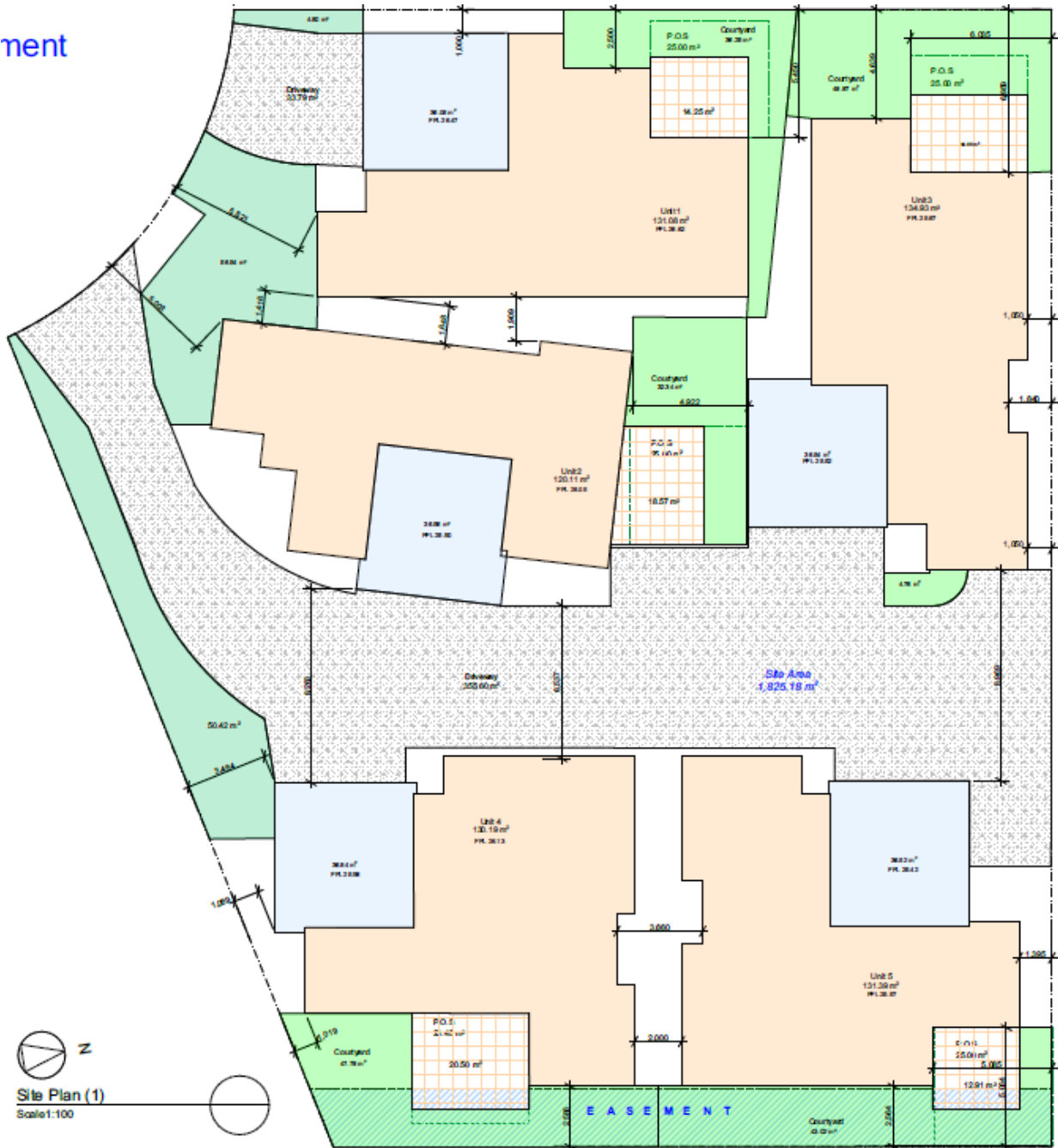


Figure 3: Proposed Site Plan



4. ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

4.1 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The site is located within the R1 General Residential Zone under the provisions of the Maitland Local Environmental Plan 2011 (LEP 2011).

The LEP 2011 prescribes the following objectives for the Zone:

- *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.*

According to the LEP 2011, the proposed works are defined as:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note—

*Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.*

Multi-dwelling housing development is specifically identified as being permissible within the R1 zone subject to Council's consent under the Maitland Local Environment Plan 2011.

An assessment of the proposed development against the relevant clauses of the Maitland Local Environmental Plan 2011 finds that the proposed



development supports the above intentions and will ultimately enhance the built environment and streetscape.

The proposed form is considered to complement the character inferred by the strategic statutory facilities applicable to the subject lot and development form (in terms of massing, resultant style, scale and placement).

The development provides for a variety of housing forms in the locality, enabling diversity of occupation and a more affordable housing outcome. In this manner the proposal provides for the housing needs of the community as a whole.

The proposal seeks to reinforce the amenity of the area through providing attractive built form, with minimal impact on the qualities of the existing environment. The proposal seeks to provide for an emerging urban community that is compact, distinct and diverse and includes a range of housing types and activities. The proposal is therefore compliant with LEP objectives.

Subdivision

The proposal seeks consent for Strata Title Subdivision in accordance with the plan detail Drawing No. 12, Issue G. We note the minimum subdivision lot size of the LEP are excluded by way of Clause 4.1 (4(a)).



Acid Sulfate Soils

The subject allotment is identified as being affected by Acid Sulfate Soils (Class, 5). The proposed development will result in some excavation on site however the scale at which it is proposed is unlikely to result in disturbance to acid sulfate soils.

Bushfire Prone Land

The subject allotment is identified as 'Vegetation Buffer & Vegetation Category 1" per the LEP mapping instrument. A bushfire risk assessment has been submitted with this application.

Urban Release Area

The subject allotment has been identified as an Urban Release Area per the LEP mapping instrument. Further discussion is included regarding compliance with the relevant section of the DCP.



4.2 MAITLAND DEVELOPMENT CONTROL PLAN 2011

The following serves as analysis of the proposed development against the pertinent chapters of the DCP;

C.8 Residential Design

Bulk Earthworks and Retaining Walls - The subject allotment displays minimal fall across the site. Limited excavation works are proposed as a result. The proposal remains compliant with DCP controls.

Street Building Setback - DCP controls permit minimum front setbacks of 5m to the primary frontage. The proposed development displays a compliant street setback as demonstrated on the site plan.

The DCP requires a 6m street setback to garages at the principal street frontage. The proposed development has one garage form located 5.75m from the street boundary. This is a minor non-compliance of 0.25m.

Firstly, we note that the non-compliance is extremely minor and would not be visually discernible from a compliant outcome. The garage addresses a sweeping bend in the carriageway and so the predominant extent of the opening is compliant in its setback.

We note that the four other garages proposed do not address the street directly and are accessed via an internal driveway. The allotment only displays one garage to the streetscape, diminishing any concerns regarding a garage-dominant presentation of the allotment to the street.

Furthermore, the proposal presents an articulated built form which will make a positive contribution to the evolving streetscape. We note the articulated



entry porch element that projects forward of the front building line, providing visual interest at this elevation. In this manner, the minor non-compliance does not act as an impediment to visual connection or entry legibility.

We seek merit-based assessment with regards to the minor non-compliance regarding the garage setback.

Side and rear setbacks – DCP controls require a minimum side or rear setback of 1m for walls up to 3m in height (to underside of eave).

The development proposes single-storey development displays compliant 1m side and rear setbacks as demonstrated on the site plan.

Site Coverage and Unbuilt Areas – DCP controls permit a maximum 70% maximum site cover and 30% minimum unbuilt areas for multi-residential dwelling development. The development proposes 66% site coverage and 34% unbuilt area upon the subject allotment (Council should note that we have excluded the proposed paving out of the site coverage calculation and it allows for a level of infiltration). The proposal is compliant with DCP controls.

Building Height, Bulk and Scale – DCP controls permit a maximum 8m height limit in the R1 zone. The proposal displays a maximum elevation of 5.28m.

On this basis, we submit that the design suitably responds to DCP provisions.



External Appearance - The architectural form, building scale and character of the proposed multi-residential dwelling development is suitably formed amongst the built form context. The resulting outcome is one consistent with the single dwelling housing forms being developed in the locality.

The design uses finishes that add visual interest to the proposal. The use of articulation and detailed fenestration in the proposal creates architectural interest.

Four of the proposed dwellings display double garages that face the internal drive access. Only one of the proposed dwellings displays a garage opening directly to the street. This garage is well integrated into the design of the dwelling it is attached to, with an articulated entry porch extending forward of the garage opening. The impact of garaging on street address is considered to be appropriate.

The proposed dwellings display diversity in their formation, maximising advantages of orientation throughout the development. Majority of the proposed dwellings have ideal North facing open space elements.

Open Space – The DCP has different area and dimension requirements depending on the orientation of the private open space inclusion.

Usable open space requires a minimum width of 3m in one direction.

#	POS Orientation	Required Area	POS Total Area Compliance	Required Principal POS	Principal POS Compliance
Unit 1	North	40m ²	Minor deficiency in area	5m x 5m	✓



Unit 2	North	40m ²	✓	5m x 5m	✓
Unit 3	North	40m ²	✓	5m x 5m	✓
Unit 4	East	50m ²	(2.5m min. width)	6m x 6m	5.7m min. dimension
Unit 5	North	40m ²	(2.5m min. width)	5m x 5m	✓

All proposed open space inclusions form a direct extension of the proposed primary internal living areas.

All proposed units, except for Unit 1, display compliance with the area requirements for private open space. Council should note however, Units 1, 4 & 5 include areas that display a minimum width of 2.5m, rather than 3m.

We submit that the 0.5m discrepancy with the minimum width requirement for private open space does not constrain the amenity or usability of the open spaces proposed. We note that four out of five units display full compliance with principal private open space dimension requirements (with the fifth displaying a minor discrepancy only). In this manner, the reduced minimum width applies only to the ancillary open space requirement, where it will have minimal impacts to amenity or usability as each dwelling will have an appropriate principal private open space inclusion directly accessible from their internal living areas. On this basis, we submit that the open space inclusions are appropriate, and we seek merit-based assessment with regards to the 2.5m minimum width being appropriate for ancillary open space inclusions.

Furthermore, Unit 1, displays a non-compliant total private open space (with minimum width of 2.5m). We note that despite this non-compliance, the proposed unit displays compliance with the principal private open space



requirements, and the deficiency relates to ancillary private open space required. In this manner, the shortfall in open space is not seen to unreasonably constrain amenity or usability for the proposed dwelling.

Each of the proposed dwellings has been individually considered and display varied outcomes. In this manner, Unit 1 displaying a compliant and highly functional principle private open space area, with a deficiency in ancillary open space area is not seen to contradict the objectives or design principles of the DCP. The location of the POS element is ideal and incorporates contiguous adjoining landscape areas. Those areas are functional and allow for passive open space use for the purpose of gardening, storage or passive recreation. On this basis, we seek merit-based assessment regarding the open space inclusion for Unit 1.

All proposed units, except for Unit 4, display full compliance with requirements for the principal private open space area.

We note that Unit 4 displays a minor non-compliance, displaying a minimum dimension of 5.7m, a 0.3m discrepancy with the requirement. This minor discrepancy is not seen as reducing the amenity of the open space inclusion for the dwelling in any meaningful manner. The unit in question displays appropriate ancillary open space, contiguous with the principal open space proposed. In this manner, the principal open space displayed by Unit 4 is in excess of 36m², it is only one dimension that displays a minor discrepancy. We seek merit-based assessment in this regard.

The open space allocations within the development are consistent to Council's design principles on this basis. We submit that the proposed private open space inclusions are highly functional and amenable extensions of the internal living spaces.



Accessibility and Adaptable Housing - The proposal seeks consent for a multi-residential dwelling development containing a total of five units.

Whilst not requiring an adaptable unit, the development proposal retains a high level of accessibility in terms of site gradient and street access. The units are not proposed currently with accessible floor plans. The designs propose non-load bearing internal partition walls and therefore would appear able to be adapted should it be necessary in the future.

Landscape Design - We note that a comprehensive landscape plan is included with the Development Application Package. We understand that the design suitably responds to Council's requirements.

Fencing and Walls - We understand that boundary fencing and internal fencing is proposed between the proposed dwelling units, being a 1.8m high colourbond fencing form.

Driveway Access and Car Parking - The proposed development displays two driveway crossovers to the Crestwood Road frontage. One of these serves Unit 1 of the proposed multi-residential dwelling development. The other is a shared driveway serving the other four units proposed. The shared driveway displays a minimum 3m width with considered landscaping inclusions along its length.

Whilst the proposed driveways display less than 0.9m setbacks to the side boundaries at the street, they retract to a minimum of 1m setback to side boundaries beyond the front building line.



We understand the drive gradients and transitions to be consistent with the relevant national engineering standard. We also understand that there is sufficient space allowed for cars to turn so that they can exit in a forward direction.

DCP controls require 2 car parking spaces for each dwelling containing more than 2 bedrooms. Each of the proposed three-bedroom units has a double garage included. Two visitor car parking spaces are also provided. Car parking provisions are therefore consistent to DCP requirements.

Views and Visual and Acoustic Privacy - Boundary fencing installations will ensure privacy is preserved for ground floor living areas and open spaces between the proposed single-storey dwelling units.

Water and Energy Conservation - The proposal has been designed with water and energy conservation principles in mind. The dwellings are oriented to obtain maximum solar access to all habitable living areas and open space inclusions throughout the day.

The open space elements displayed by Units 4 & 5 appear to receive appropriate solar access through the AM. For Units 1 & 3, this occurs in the PM. We note that Unit 2 appears to receive varied solar access to portions of its open space element throughout the day. Whilst this may not always account for 50% of the open space area, it is expected to receive adequate solar access throughout the course of the day.

Primary internal living areas are orientated to the North for Units 1, 2, 3 & 5. Primary living areas for Unit 4 are orientated to the East / West. All units are expected to receive appropriate solar access throughout the day.



Stormwater Management - The proposed development seeks to utilise a combination of detention and infiltration for the storm water management/disposal. We understand that the system has been designed in accordance with relevant engineering requirements.

F.7 Thornton North Urban Release Area – Government Road Precinct

The proposed development is located within the Government Road Precinct of the Thornton North Urban Release Area. Commentary regarding the relevant provisions of the DCP have been included;

Overall Landscaping Strategy – Landscaping plans have been included, being consistent with the overall landscaping strategy for the precinct.

Stormwater and Water Quality Management – A Stormwater management Plan has been included, being consistent with the stormwater management strategy for the precinct.



5. CLAUSE 4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1 OVERVIEW

In this Section, the proposed development has been assessed having regard to the relevant matters for consideration under Clause 4.15 of the Environmental Planning and Assessment Amendment Act, 1997, which a consent authority must consider in determining an application.

5.2 THE PROVISION OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

Consideration is given to the Maitland LEP 2011 in Section 4.1.

5.3 THE PROVISION OF ANY DRAFT EPI

No Draft Instrument applies to the allotment.

5.4 ANY DEVELOPMENT CONTROL PLAN

Consideration of the relevant Elements of DCP 2011 are analysed in Section 4.2.

5.5 ANY MATTERS PRESCRIBED BY THE REGULATIONS

Not applicable to this application.

5.6 LIKELY IMPACTS OF THE DEVELOPMENT

5.6.1 Context and setting

The proposed development and use of the premises for a residential purpose is consistent with the zoning of the land. The scale, form and placement of development are considered ideal to the allotment and appropriate for the emerging local residential context. The



development achieves the desired outcome for the locality facilitated through Zone objectives.

5.6.2 Public domain

The proposal will have no impact on the public domain. No external works are proposed.

5.6.3 Utilities

All installations will meet the requirements under the Australian Standards and the Building Code of Australia.

5.6.4 Social and Economic impact in the locality

The proposed development will provide impetus and vitality to the locality and is therefore considered appropriate. Again, the achievement of the density and development form sought through Zone Objectives is considered beneficial to the locality.

5.6.5 Site design and internal design

The site is considered ideal to the needs of the proposal. The design suitably responds to the attributes of the site.

5.6.6 Cumulative Impacts

The cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

5.7 SITE SUITABILITY

The subject site is considered ideal to the requirements of the Applicant. No variation to site formation or infrastructure is required.



5.8 SUBMISSIONS

The Consent Authority will need to consider any submissions received in response to the public exhibition of the proposed development.

5.9 THE PUBLIC INTEREST

There are no known Federal or State Government policy statements and/or strategies that are relevant to this particular case. We are not aware of any other circumstances that are relevant to the consideration of this development application.



6. CONCLUSION

The proposal is identified as Local Development under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 4.15 of the Act, Maitland Local Environmental Plan 2011 and Council's policies including the Development Control Plan 2011. In this regard, it is considered that the proposal satisfies the aims and objectives as well as the prescriptive requirements of the above controls.

The proposal will provide elevation, form and style consistent to that of built form throughout the locality and in consideration of zoning objectives, the development is entirely appropriate. The form is low scale residential and the architectural outcome is considered of significant merit.

As such, the proposal for a Multi-Residential Dwelling Development and Strata Title Subdivision of Lot 502, DP 10419, Crestwood Road, Thornton (pending finalisation of the subdivision of the existing parent Lot 428 / DP 1262858) is an appropriate response to context, setting and planning instruments. Approval is recommended.