



ENERGY SMART DESIGN • DEVELOPMENT • ASSESSMENT

Urban Living Solutions

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Statement of Environmental Effects

Lot 614, DP 1177133
120 Paterson Road,
Bolwarra, NSW 2320



Council: Maitland City Council

Tuesday, 5 October 2021

Overview	<p>The proposal is for the Torrens Title Subdivision (1 into 3) of the subject site creating Proposed Lot 1 (Existing Dwelling), and Proposed Lots 2 & 3 (Vacant Allotments)</p> <p>The subject site is located on the eastern side of Paterson Road and has an overall area of 2,317m² and is an “L” shaped allotment which is occupied by a single storey dwelling.</p> <p>The application includes the partial demolition of the existing dwelling to accommodate the proposed access handle. This includes the removal of the existing carparking spaces. Ample parking space remains on site at the frontage of the property.</p>
Site Constraints	<p>The site is not impacted by Bushfire.</p> <p>The site is not impacted by Heritage.</p> <p>The site is not impacted by Flooding.</p> <p>The site is identified with Class 5 Acid Sulphate Soils.</p> <p>The site is not impacted by Mine Subsidence.</p>
Local Environmental Plan	<p>The site is zoned R1 – General Residential under the Maitland Local Environmental Plan 2011. The proposed subdivision is permissible with Council consent within the zone and forms a logical infill pattern to the surrounding residential area.</p>
Development Control Plan	<p>The subdivision has been designed to meet the objectives of the DCP by creating additional land resource in the Maitland LGA without detrimentally impacting on the local environment.</p>
Flora & Fauna	<p>The proposed subdivision requires the removal of only 4 isolated trees which do not form part of any vegetation corridors. It is not anticipated that the subdivision will have any impact on existing Flora & Fauna in the locality.</p>
Heritage & Archaeology	<p>The site is not identified as a site impacted by Heritage or Archaeology and there is no further cause to investigate this matter further.</p>
Hazards	<p>The site is not impacted by Hazards such as bushfire, flooding or contamination. The subdivision has been designed to provide safe access to future uses and provides ample opportunity for building on each proposed allotment.</p>
Lot Size & Dimensions	<p><u>Proposed Lot 1</u> This site is a frontage allotment occupied by an existing dwelling. The site has a frontage width of 17.54m and a depth of 47.265m and an area of 829.3sq.m.</p> <p><u>Proposed Lot 2</u> This site is a battle-axe allotment accessed via a 3.5m wide access handle with right of way for access and services. The site has angled rear boundary with a width of 23.105m and a depth from 17.54m to 34.48m and an area of 617.1sq.m. (excluding access handle). Ample opportunity exists for the construction of a dwelling.</p>

Proposed Lot 3

This site is a battle-axe allotment accessed via a 3.5m wide access handle with right of way for access and services. The site has a width of 23.105m and a depth of 30.59m and an area of 706.5sq.m. (excluding access handle).

Ample opportunity exists for the construction of a dwelling.

Solar Access & Energy Efficiency

The subdivision layout is a logical arrangement of the available space. The vacant allotments are of suitable dimension to enable future dwellings to meet the objectives of Energy Efficient Design.

Drainage, Water Quality & Soil Erosion

The site is located on a crest with part of the site falling towards Paterson Road and Council's built infrastructure and part of the site falling towards a localised depression that runs through to a nearby wetland. Proposed Lot 1 will maintain stormwater connection to Paterson Road whilst drainage will be available within the access handle for future dwellings on Lots 2 and 3 to connect via charged stormwater lines. Appropriate measures of sediment and erosion control will be provided in accordance with the plans to protect water quality and remove potential run off from the development through construction.

Landscape, Streetscape & Visual Impact

Due to the battle-axe arrangement of the subdivision the visual presentation of the development is unlikely to vary significantly. The main change to the visual presentation will be the partial demolition of the existing dwelling, and the construction of an additional driveway crossing.

Effluent Disposal

The site is fully serviced by Hunter Water Corporation (HWC). Application has been made to HWC to determine their requirements for the proposed subdivision.

Roads & Access, Pedestrian & Cycleways

Paterson Road is an existing bitumen sealed road with upright kerb and gutter with an existing pedestrian access path. No additional roads are proposed as part of this subdivision.

Adjustments to the existing Kerb Layback and pedestrian pathway are proposed to accommodate the new driveway crossings.

Crime Prevention – Safer by Design

The subdivision layout provides future land users with safe and open access to the property whilst maintaining amenity to the existing dwelling. The construction of a 3.0m wide concrete driveway will ensure vehicle and pedestrian access to the development is achievable.

**Site Filling
Reticulated Services**

No filling is proposed as part of this application.

The development is an infill development with the parent lot being a fully serviced lot for sewer, water, electricity and telecommunications.

Application for service connections have been made to the service providers to determine their requirements for the proposed development.

Entry Features

N/A

Street Names

N/A

House/Lot Numbering

Council will provide House Numbering for the proposed development as part of the Subdivision Certificate Application and application for this will be made in due course.

CONCLUSION

The proposed Torrens Title Subdivision is considered to be appropriate in its location and has been designed to meet the requirements, criteria of the planning instruments, the location in regard to aspect, views and consideration to neighbours. The proposal should therefore be supported by Council.