

ADVANTAGE

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STATEMENT OF ENVIRONMENTAL EFFECTS

29 High Street Morpeth

Lot 1 DP 908069

Zoning: R1 General Residential

Proposed Development: Additions to Existing Dwelling,
Proposed Garage and Alfresco

Prepared by Advantage for **Henderson/Wilkes**

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INTRODUCTION

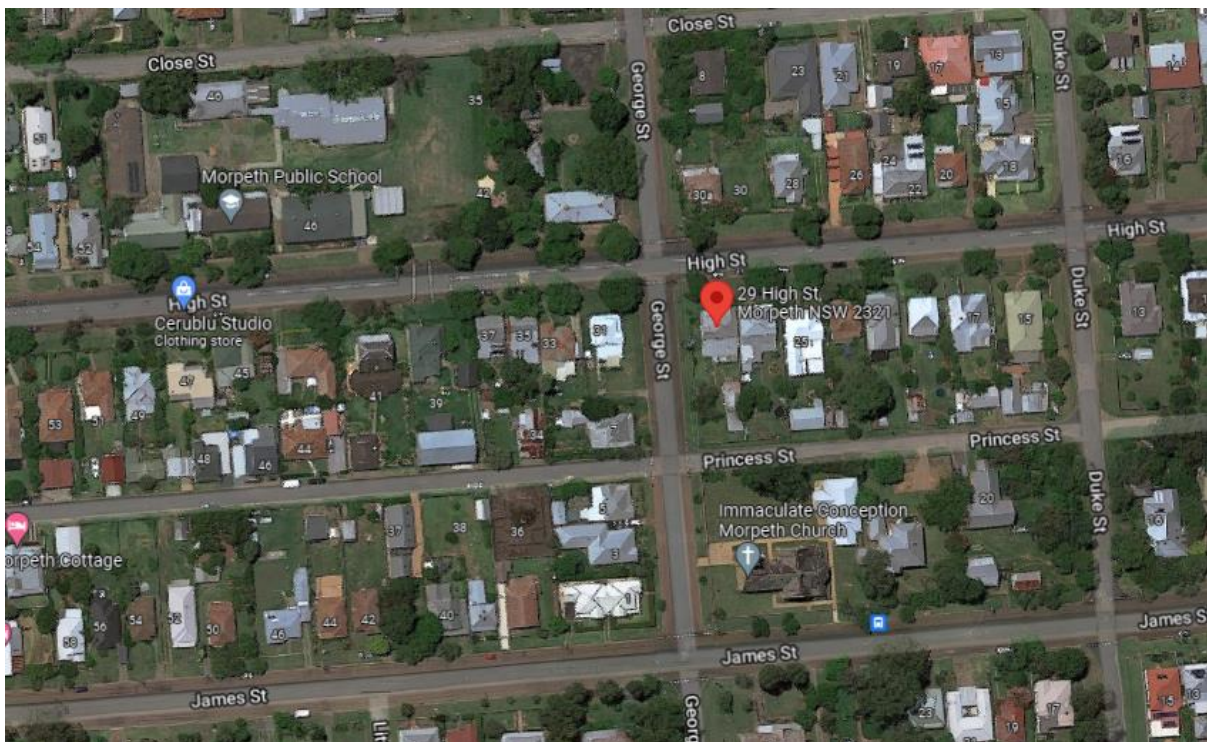
This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Michelle Henderson and Rodney Wilkes in relation to land known as 29 High Street Morpeth (Lot 1 DP 908069). The proposal is for a small addition to the existing dwelling, a proposed garage and alfresco.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and type of development as set out in Section 79C (1) of the Environmental Planning and Assessment Act 1979. As a result of this assessment, it is considered that the development of the site in the manner proposed is acceptable and is worthy of the support of Council.

EXISTING CONDITIONS

Local and Regional Context

The site is located at 29 High Street Morpeth. The locality is an established residential area within the Bolwarra Heritage Conservation area. It is characterised by single storey, single dwellings on variable sized lots as well as parkland and existing agricultural land. The subject site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan (2011).



Aerial view of location.

The Site

The subject site is identified as 29 High Street Morpeth (Lot 1 DP 908069). The lot has a total area of 734.21m² with frontage to High Street, George Street and Princess Street.

The lot contains an existing single storey weatherboard dwelling and a detached garage/ carport. The dwelling was constructed in the early 20th century and is currently under renovation. The garage/ carport has access off George Street and does not meet the needs of the current owners. It has no solid floor, no lining and is too low to accommodate their vehicles and associated workshop, recreation vehicles.

PROPOSED DEVELOPMENT

General Description

The proposal is for a small addition to the existing dwelling which will house the laundry. There are internal renovations been undertaken that will not affect the external fabric of the existing cottage.

A garage and alfresco is proposed to replace the existing shed on site and includes a lockup garage that is double width off Princess Street. The storage area and alfresco areas will be used for both hobbies and entertaining. The owner restores vintage cars as a hobby and requires additional length in the garage to keep his possessions safe and out of the weather.

Calculations

The development indices for the proposed dwelling are as follows:

Description	Proposed	Requirement	Compliance
Area of Site (m ²)	734.21m ²		
Floor space Ratio	NA		
Site Coverage (m ²)	58.8%	Max 60%	YES
Driveway / Paths/ Courtyards (m ²)	12.06m ²		
Landscaped Area	NA		

PLANNING CONTROLS

The proposed development is identified as Local Development under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Maitland City Council.

Maitland Local Environmental Plan 2011

The subject land is zoned R1 General Residential under the provisions of the MLEP2011. The provisions of the Maitland LEP and the R1 residential zone are: -

General Residential

1 Objectives of 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.*

2 Permitted without consent:

Home occupations

3 Permitted with consent:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited:

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Bio solids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Maitland Development Control Plan 2011, Part C.4 Heritage Conservation

Aims of this section are:-

- (a) To assist owners and developers who are contemplating carrying out development that may impact on a heritage listed property or conservation area.*
- (b) To promote an attractive living and working environment for the community of Maitland, which builds on its particular identity.*

Maitland Development Control Plan 2011, Part C.8 Residential Design

Aims of this section are:-

- (a) To set appropriate standards for all forms of housing within the City of Maitland.*
- (b) To provide measures to protect the natural and built environment and minimise conflicts which often arise through development.*
- (c) To ensure that development relates to site conditions and that the amenity of adjacent residential development is appropriately considered.*
- (d) To support the efficient use of residential land and expand the variety of housing options available in the City of Maitland.*

PART C DESIGN GUIDELINES

Part C.4 Heritage Conservation

The subject lots are located within the Morpeth Heritage Conservation Area and as such will be assessed against Council's Heritage guidelines.

The existing dwelling as well as the bulk of the neighbouring dwellings are the result of subdivision and construction in the 70's and 80's and as such have little architectural merit with relation to the heritage of the area.

The proposed carport and shed is to be located to the rear of the existing dwelling in the location of the existing steel clad garage which is proposed for demolition. It is to be lightweight clad with a hip roof of Colorbond Custom Orb and is in line with the desired character of the area.

The proposed carport and shed complies with the requirements of 4.14 of the DCP as well as the conservation policies of the locality specific, Bolwarra Heritage Conservation Area.

The existing dwelling's front porch is to be extended and a covered pergola is proposed over to soften the existing façade and add an outdoor space for enjoying the aspect and views to the front of the dwelling. This proposed addition does not alter the current street setbacks.

Part C.8 Residential Design

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
4. Bulk Earthworks and Retaining Walls		
<p>a) To ensure that development responds sensitively to the topography of the land.</p> <p>b) To restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.</p> <p>c) To ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary interface.</p> <p>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</p> <p>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</p> <p>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</p> <p>g) To preserve topsoil.</p> <p>h) To ensure that adequate provision is made for drainage in relation to cut and fill practices.</p>	NA	There is very minimal scraping of the site to accommodate the garage as the site is flat.
5. Street Building Setbacks		
<p>a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.</p>	YES	The small extension of the existing residence is greater than 3metres. The proposed garage/alfresco is 2m off the Princess Street which is

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<i>b) To ensure that new development establishes appropriate and attractive streetscapes which reinforce the function of the street and is sensitive to the landscape and environmental conditions of the locality.</i>		consistent with the neighbouring approved rear shed and 3m from George Street.
6. Side and Rear Setbacks		
<i>a) To allow flexibility in the siting of buildings and the provision of side and rear setbacks. b) To allow adequate building setbacks for landscaping, privacy, natural light and ventilation between buildings.</i>	YES	The garage / alfresco is proposed 1m off the side setback.
7. Site Coverage and Unbuilt Areas		
<i>a) To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces. b) To maximise opportunities for landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes .</i>	YES	The site coverage as shown in the included plans is 58.8%. The maximum for this type of development is 60%.
8. Building Height, Bulk and Scale		
<i>a) To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints. b) To ensure that the amenity of surrounding properties is properly considered. c) To minimise site disturbance and cut and fill.</i>	YES	The maximum height above natural ground of the proposed garage/ alfresco is 5.858m complying with the requirements of the DCP.
9. External Appearance		
<i>a) To encourage the creation of attractive, well-designed residential development. b) To allow flexibility in design and use of materials while encouraging high architectural standards. c) To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass. d) To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is designed having regard to the heritage significance of the area or item and complements the character of these buildings, places and streetscapes</i>	YES	The existing early 20 th century dwelling is of weatherboard clad construction with a metal roof of both hipped, gable and skillion. The existing cottage is largely intact with a skillion roofed extension typical of its age. The new owners are currently renovating the internals of the cottage. The proposed garage/ alfresco utilises a simple gable roof form with a dropped skillion over the storage / alfresco area – this reduces the visual bulk of the proposal. The addition of windows and doors to George Street elevation help to give the immediate impression that this could be a dwelling on site rather than an oversized garage (similar to many corner development sites in the area). The darker colour pallet to the rear walls help reduce bulk visually. The use of traditional weatherboards to the street facades ensure compatibility with neighbouring structures. The use of an 1800mm lapped and capped timber fence to this street will afford much needed privacy for the owners.
10. Open Space		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents;</p> <p>b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.</p> <p>c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</p>	NA	
13. Landscape Design		
<p>a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.</p> <p>b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).</p> <p>c) To encourage the integration of building and landscape elements</p> <p>d) To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development.</p> <p>e) To enhance the acoustic environment (e.g.: through fencing, blade walls and location of open space areas) of a development and provide visual privacy and shade.</p> <p>f) To blend new development into an established streetscape and neighbourhood.</p> <p>g) To encourage the use of native plant species.</p>	NA	
14. Fencing and Walls		
<p>a) To ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open spaces areas within the development or on adjoining land.</p>	NA	
15. Driveway Access and Parking		
<p>a) To provide convenient, accessible and safe parking to meet the needs of residents and visitors which does not dominate the streetscape or cause congestion in nearby streets.</p> <p>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</p> <p>c) To encourage the design of access and parking as part of the overall landscape design.</p>	YES	The driveway access will be off Princess Street.
16. Views and Visual and Acoustic Privacy		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</p> <p>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</p> <p>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</p>	YES	The proposed alterations and additions do not restrict the views of the surrounding dwellings.
17. Water and Energy Conservation		
<p>a) To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.</p> <p>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</p> <p>c) To avoid the potential for significant overshadowing of habitable rooms and private open spaces within the development itself and also with respect to adjoining development.</p> <p>d) To encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.</p>	NA	
18. Stormwater Management		
<p>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</p> <p>b) To prevent erosion, sedimentation and other pollution.</p> <p>c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.</p> <p>d) To ensure that control flow paths (e.g.: spillways, swales) are provided to cater for stormwater overflows.</p> <p>e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.</p> <p>f) To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water re-use within the dwelling and for landscaping purposes.</p> <p>g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.</p>	YES	The garage will discharge to the road network.
19. Security, Site facilities and Services		

Objective / Performance Criteria / Provision	Compliance	Proposal as Assessed
<p><i>a) To provide adequate personal and property security for residents via "Crime Prevention Through Environmental Design" principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality.</i></p> <p><i>b) To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain.</i></p> <p><i>c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.</i></p> <p><i>d) To ensure that essential amenities and communication facilities are integrated within the residential design.</i></p>	<p>NA</p>	

CONCLUSION

The role of the development industry is crucial to public acceptance of new forms of housing and the future environment of the Lower Hunter. Designers and developers should recognise that good design and high standards of development will increase public acceptance of housing variety.

The proposal meets with the objectives of council requirements and therefore the owners respectfully request that council approve the application in its current state.