



**Ben Murray**

**CAD Draftsman  
Building Designer  
Home Energy Ratings**

ABN 80407092150

PO Box 7100  
Redhead NSW 2290  
Ph: 02 49447135  
Mob: 0423 257 258  
Fax: 02 49447903  
benmurray6@bigpond.com

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**STATEMENT OF**  
**ENVIRONMENTAL**  
**EFFECTS**

**LOT 1 DP 524847  
No.1 HIGH STREET  
MAITLAND NSW 2320**

**LOCATION:** LOT 1 DP 524847  
No.1 HIGH STREET  
MAITLAND NSW 2320

**PROPOSED DEVELOPMENT:** REMOVAL OF REAR AWNING,  
RECONSTRUCTION OF EXISTING  
BATH/LAUNDRY BUILDING AND  
CONSTRUCTION OF ALTERATIONS AND  
ADDITIONS TO EXISTING DWELLING AND  
OUTBUILDING. NEW DETACHED  
BATHROOM FOR TOLL HOUSE, GARAGE,  
SHED, DECK WITH PERGOLA OVER AND  
INGROUND SWIMMING POOL WITH  
ASSOCIATED SAFETY BARRIERS.

**EXISTING DEVELOPMENT:** SINGLE STOREY, RENDERED STONE  
DWELLING (*BRIDGE HOUSE*) WITH LOFT  
AND METAL SHEET ROOF, DETACHED  
STONE DWELLING (*TOLL HOUSE*),  
DETACHED STONE OUTBUILDING WITH  
LOFT, TIMBER SHED, INGROUND  
SWIMMING POOL.

**ZONING:** RU1 – PRIMARY PRODUCTION

**SITE AREA** APPROX. 8,090m<sup>2</sup>

**BUSHFIRE PRONE LAND :** THE SITE IS **NOT** IDENTIFIED AS  
BUSHFIRE PRONE LAND

**LOW LYING LAND :** THE SITE **IS** IDENTIFIED AS BEING A  
FLOOD PLANNING AREA.

**MINES SUBSIDENCE :** THE SITE IS **NOT** WITHIN A MINE  
SUBSIDENCE ZONE

**ACID SULFATE SOILS :** THE SITE **IS** IDENTIFIED AS CONTAINING  
ACID SULPHATE SOILS – CLASS 4

**HERITAGE :** EAST MAITLAND HERITAGE  
CONSERVATION AREA SIGNIFICANCE :  
*LOCAL*  
WALLIS HOUSE GROUP SIGNIFICANCE :  
*LOCAL*

**SITE ANALYSIS:**

The site is a large, irregular shaped, rural allotment zoned RU1 Primary Production under Maitland Local Environment Plan 2011.

The site has a 65.08metre frontage to Toll Lane and depth of 109.04metres giving an area of approximately 8,090 square metres.

The site is bounded by Toll Lane to the north east, New England Highway to the south and similar rural allotments to all other boundaries.

The allotment is relatively flat.

There is currently a single storey, rendered stone and metal sheet roof dwelling (Bridge House) located at the front of the site. A single storey detached stone cottage (Toll House) is also located at the front of the site to the east of Bridge House. A detached stone outbuilding / barn with loft space is located directly behind Bridge House. A brick Bath / Laundry building is attached to the rear, western end of this barn. An awning is attached to the rear, eastern end of this barn.

An inground fibreglass swimming pool is located behind the barn.

A timber shed is located on the south eastern side boundary.

Vehicular access to the site is via an informal drive access off Toll Lane on the south eastern side of Toll House.

A large number of mature trees and shrubs are scattered across the allotment.

**PROPOSED DEVELOPMENT**

The proposed development calls for -

- I) The removal of the rear awning on the Barn
- II) Alterations and additions to the existing dwelling and outbuilding
- III) The reconstruction of the Bath / Laundry building
- IV) New detached Garage
- V) New detached Shed
- VI) New timber deck with pergola over
- VII) New inground swimming pool with associated safety barriers
- VIII) New detached Bathroom for Toll House

The proposed house additions include a new glass Atrium to be constructed between the rear of Bridge House and the Barn along with a glass Conservatory at the rear, eastern end of the Barn.

The Proposed Atrium will run the full length of the Bridge House by a depth of between 3.86metres and 5.48metres. All doors and windows in the existing Bridge House and Barn will be retained. The sandstone flagging between the buildings will

also be retained. The glass Atrium will provide a covered link between the buildings while protecting the stone wall of the Barn and flagging stones from further weathering.

The glass Conservatory will be 7.0metres deep by 9.5metres wide. It will be accessed directly from the Barn through the 'Old Servants Room' and also via a new covered Landing at its north western end which comes off the 'Old Kitchen'. The Conservatory will be constructed on a reinforced concrete slab, with timber clad and glass walls and a glass, skillion roofline.

The existing Bath / Laundry building located at the rear, western end of the existing Barn will be dismantled and reconstructed using a new concrete floor, recycled bricks and Custom Orb galvanised or zincalume, metal roof sheeting. A skillion roofline to match the Conservatory will be used.

The proposed detached Garage will be 7.0metres wide by 16.0metres long and located in the front south eastern corner of the site. The Garage will be constructed on a reinforced concrete slab with timber posts and galvanised iron wall cladding. The Garage will have a pitched, galvanised iron roof.

The proposed detached Shed will be 10.0metres wide which includes a 2.5metre wide awning by 20.0metres long and located in the rear paddock along the north western boundary. The Shed will be constructed on a reinforced concrete slab with timber posts and galvanised iron wall cladding. The Shed will have a pitched, galvanised iron roof.

A timber Deck with pergola over will be constructed over the existing inground swimming pool. The new work will be 4.1metres wide by 10.0metres long. A new 50,000L rainwater harvesting tank will fill the void left by the removal of the pool.

A new inground fibreglass swimming pool will be constructed behind the new Deck. The new pool will be 4.1metres wide by 12.0metres long. Pool fencing to Australian Standards will surround the proposed pool.

A small detached Bathroom is proposed behind Toll House. The Bathroom will be 1.92metres wide by 2.74metres deep. It will be constructed on a reinforced concrete slab with timber clad walls and wooden shingle, pitched roofline.

The new work will be sympathetic to the existing buildings through their style and design, use of materials and colour palette.

No vegetation is proposed to be removed to make way for either of the proposed developments.

## **ZONING**

The subject allotment is located within the RU1 Primary Production Zone.

Under the current provisions of the Maitland Local Environmental Plan 2011, Dwelling Houses are permitted with Council consent in the RU1 Primary Production Zone.

## **Zone RU1 Primary Production**

### **1 Objectives of zone**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

### **2 Permitted without consent**

Extensive agriculture; Home occupations; Intensive plant agriculture

### **3 Permitted with consent**

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Cellar door premises; Dual occupancies; **Dwelling houses**; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Intensive livestock agriculture; Jetties; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Recreation areas; Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Water supply systems

### **4 Prohibited**

Any other development not specified in item 2 or 3

## **MAITLAND DCP 2011**

### **C.8 RESIDENTIAL DESIGN**

#### **3. DEVELOPMENT INCORPORATING EXISTING DWELLINGS**

*Objectives:*

- a) To ensure that, where possible, existing buildings are retained and used for ongoing residential use.*
- b) To ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible.*
- c) To ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment project.*
- d) To encourage sustainable building practices and resource efficiency by minimising the amount of material diverted to landfill as a result of building demolition.*

The proposed development incorporates the existing dwelling (Bridge House) and existing Barn structure. The other dwelling on site, Toll House, is unaffected by the proposed development.

No work is proposed to Bridge House itself. The glass Atrium that will connect the two buildings is a lightweight, see through structure that will allow a weather proof connection between the two buildings while also protecting the stone facades and sandstone flagging from further erosion / deterioration.

Bridge House and Toll House along with the Barn are all buildings of conservation significance. The streetscape of High Street that both Bridge House and Toll House front is also of conservation significance. All proposed work is to the rear of these buildings to ensure no detrimental impact to the streetscape is caused.

The Conservatory is located at the rear of the Barn building. It is also a lightweight, see through structure that will preserve the stone facade of this outbuilding. It will not be visible to High Street.

The detached Bathroom will be constructed behind Toll House of a style and materials that are befitting of the era. It will serve to improve the amenity of Toll House without impacting the streetscape.

The proposed Garage has been located in the far, south eastern corner of the site, behind both Bridge House and Toll House when viewed from the corner of High and Newcastle Streets. Once again it has been designed in a style and materials that will help it blend in with the existing structures on the site, ensuring it will have no impact on the existing streetscape.

#### 4. BULK EARTHWORKS AND RETAINING WALLS

No earthworks or retaining walls are proposed as part of this development.

No cut or fill is proposed.

#### 5. STREET BUILDING SETBACKS

*Objectives:*

- a) To provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements.*
- 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.*

The proposed development is located behind all the existing structures on the site and well behind the building line.

No change to the existing street building setbacks is proposed.

#### 6. SIDE AND REAR SETBACKS

*Objectives:*

- 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.*

The proposed Atrium maintains the existing side setbacks of Bridge House being 8.6metres to the north western side boundary and 27.0metres from the south eastern side boundary.

The proposed Conservatory is setback 17.3metres from the south eastern side boundary and 12.0metres from the north western side boundary.

The proposed Laundry is setback 4.81metres from the north western side boundary and 28.2metres from the south eastern side boundary.

The proposed detached Bathroom is setback 21.1metres from the south eastern side boundary and 31.9metres from the north western side boundary.

The proposed Garage is setback 1.0metre from the south eastern side boundary and 37.6metres from the north western side boundary.

The proposed Shed is setback 1.0metre from the north western side boundary and 32.1metres from the south eastern side boundary.

The proposed deck and pergola structure is setback 10.3metres from the north western side boundary and 14.3metres from the south eastern side boundary.

The proposed swimming pool is setback 7.73metres from the north western side boundary and 12.7metres from the south eastern side boundary.

Council requirements for side setbacks of 10.0metres in the RU1 zone would be based on a minimum lot size of 40hectares. The subject allotment only has a land area of 0.8hectares. The proposed development is limited in its bulk and scale and the site setbacks proposed are in keeping with the character of the area and will not be detrimental to the amenity of adjoining land owners.

All proposed structures apart from the Shed are setback over 100metres from the rear, southern boundary. The Shed is setback 66.2metres from this rear boundary. These setbacks meet Council's requirements.

All setbacks are adequate to allow for landscaping, privacy, natural light and ventilation.

## 7. SITE COVERAGE AND UNBUILT AREAS

### *Objectives:*

- 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.*

Built Area on the site including dwellings and all outbuildings = 833.30m<sup>2</sup>

Site Area = 8,090.00m<sup>2</sup>

Site Coverage = 10.3%

Unbuilt Area = 89.7%

This meets Councils guidelines.

## 8. BUILDING HEIGHT, BULK AND SCALE

### *Objectives:*

- 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.*

The existing development is part one and two storey in scale. The proposed development is single storey in scale.

The proposed Atrium, Conservatory, along with the reconstructed Laundry / Bathroom all have a maximum height that is equal to or below the existing eave line of the Barn and Bridge House.

The proposed house additions are consistent with the scale of the existing development.

The maximum height of the proposed Shed is 6.17metres.

The maximum height of the proposed Garage is 5.13metres.

The maximum height of the proposed detached Bathroom is 2.36metres.

These heights are consistent with the existing dwelling, the immediate area and within Council guidelines.

No cut or fill is proposed.

## 9. EXTERNAL APPEARANCE

### *Objectives:*

- 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 compliments the character of these buildings, places and streetscapes.*

The proposed house additions have been designed to preserve the integrity of the existing conservation significant buildings. The glass Atrium and Conservatory will add much needed space to the existing dwelling in a sensitive way. The use of glass will contrast the heaviness of the existing stone structures and will allow people to still view the house and Barn in their original form from all aspects. The new work will complement the character of these buildings and allow them to be preserved for future generations.



The proposed house additions are in keeping with the style and design of the existing residence, are of a bulk and scale that is less than the existing development and being located at the rear of the existing dwelling, will have no impact on the streetscape.

The Garage and Shed structures have been designed to be compatible with the style of the existing structures on the site. In terms of height, roof form, detail, materials and colours, the proposed development will be consistent with the existing buildings on site.

The proposed Garage has been sited at the furthest point away from High Street. It will be located behind both Bridge House and Toll House and will have no visual impact from High Street.

## 10. OPEN SPACE

There is ample Private Open Space on the site as shown by the area of unbuilt space on the allotment. The proposed additions will actually allow easier and more frequent use of this Open Space

## 11. SITES HAVING A BOUNDARY TO A LANEWAY

### *Objectives:*

- a) To ensure that new residential development is provided with a street address that contributes to the amenity of the development and gives new development a 'sense of place' in the overall urban environment.
- b) To ensure that new development is consistent with and contributes to the character of the existing streetscape.
- c) To ensure that laneways are developed in a manner consistent with their design constraints and function as service roads.

The majority of the front boundary of the subject allotment actually fronts Toll Lane. Existing vehicular access to the site is via Toll Lane. Toll Lane only services two (2) properties, with the second being undeveloped, vacant land.

No new dwellings or changes to the front facades of Bridge House or Toll House are proposed.

The new Garage is located at the southern end of Toll Lane and will be accessed from this laneway. No garage doors will face the laneway.

The section of Garage fronting Toll Lane will be 7.0metres which equates to 10.8% of the total site frontage. The Garage will not be dominant or over bearing to the laneway.

## 12. ACCESSIBILITY AND ADAPTABLE HOUSING

*Objectives:*

- a) To provide adaptable housing that helps sustain community and family networks by allowing people to stay in their houses over the whole of their life.*
- b) To ensure that new development is accessible and useable by people with disabilities and mobility impairment.*
- c) To provide an adequate supply of housing stock that is designed and constructed to be accessible or capable of being easily adapted for use*

Not applicable in this instance

## 13. LANDSCAPE DESIGN

Not applicable to this application.

## 14. FENCING AND WALLS

*Objective:*

- 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.*

No new walls or fencing is proposed.

## 15. DRIVEWAY ACCESS AND CARPARKING

*Objectives:*

- 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.*
- b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.*
- c) To encourage the design of access and parking as part of the overall landscape design.*

No covered vehicular parking is currently available on the site. The proposed development will see the construction of a new detached Garage in the front, southern corner of the allotment. The new Garage will allow four (4) vehicles to be parked safely, undercover on the site.

The scale and design of the Garage will complement the existing structures on site.

The existing location for vehicular access to the site, toward the southern end of the front boundary will be retained. A new compacted gravel drive will allow access to the proposed Garage and existing Barn.

## 16. VIEWS AND VISUAL AND ACCOUSTIC PRIVACY

### *Objectives:*

- a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.*
- b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.*
- c) To protect the visual and acoustic privacy of nearby buildings and private open space.*

The proposed development is well setback from all boundaries and is single storey in scale.

The development will have no impact on the privacy, both visual and acoustic, or views of adjoining property owners.

## 17. WATER AND ENERGY CONSERVATION

### *Objectives:*

- 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.*
- b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.*
- 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.*
- d) To encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.*

A BASIX Certificate has been prepared and is enclosed with the application.

All new tapware will be a minimum of AAA rated.

All roof waste water from the new roof area will be collected and piped to rainwater harvesting tanks and reused on the gardens and paddocks.

## 18. STORMWATER MANAGEMENT

### *Objectives:*

- a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.*
- b) To prevent erosion, sedimentation and other pollution.*
- c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.*
- d) To ensure that control flowpaths (eg: spillways, swales) are provided to cater for stormwater overflows.*
- e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.*

*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.*

*g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.*

All roof waste water from the proposed development will be collected and piped to a number of rainwater harvesting tanks located at various points around the site.

Captured water will be reused on the gardens and paddocks as well as to fill up the swimming pool.

Overflow from the two (2) smaller rainwater tanks will run to the larger tank. Overflow from the main rainwater tank will run to a Dispersion Trench in the rear paddock.

The Dispersion Trench will act as an infiltration device during smaller flows and as a level spreader during larger rain events.

## 19. SECURITY, SITE FACILITIES AND SERVICES

### *Objectives:*

*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.*

*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.*

*c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.*

*d) To ensure that essential amenities and communication facilities are integrated within the residential design.*

The location of waste receptacles, air conditioning units and the like, used in the development will not be visually obtrusive or offensive due to their size, position or prominence.

Adequate arrangements for all essential infrastructure, including the supply of water, provision of energy, telecommunications and disposal of sewage are already in place.

## **HERITAGE**

A thorough and detailed Statement of Heritage Impact has been prepared by Linda Babic of Heritas Architecture and is enclosed with the application.

## **WASTE MANAGEMENT**

Effluent from the amenities for which the contractor is responsible shall be discharged into the local sewer system, where available. Otherwise, a portable self-contained toilet of suitable capacity will be used subject to acceptable arrangement for disposal of the effluent.

Littering or dumping of unwanted waste or disposal of surplus construction materials including bitumen, asphalt or concrete on any land around the site is not permitted.

Appropriate receptacles must be provided for depositing litter and other waste materials, and their contents disposed of off site to a suitable waste disposal station on a regular basis. The disposal of chemical, fuel and lubricant containers, solid and liquid wastes shall be in accordance with the requirements of the Principal or the EPA.

Recycle and divert from landfill surplus soil, rock and other excavated or demolition materials, wherever this is practical. Also separately collect and stream quantities of waste concrete, bricks, blocks, timber, metals, plasterboard, paper and packaging, glass and plastics and offer them for recycling where practical.

All wastes to be contained on site within a barrier area of 3.0m x 3.0m x 1.2m high

## ***ASBESTOS***

If asbestos is encountered during construction or demolition work, measures must be in place in accordance with WorkCover NSW guidelines. Work must not commence until all the necessary safeguards required by WorkCover NSW are fully in place.

Contractors who are licensed for asbestos disposal by WorkCover NSW must only carry out the removal and disposal of asbestos from demolition and construction sites.

Prior to commencing work on demolition sites where buildings containing asbestos are to be demolished, a commercially manufactured sign containing the words “DANGER ASBESTOS REMOVAL IN PROGRESS” measuring 400mm x 300mm (see below) is to be erected in a prominent visible position on the site in accordance with AS1319 “Safety Signs for the Occupational Environment”.



The applicant shall notify adjoining residents in writing five (5) working days prior to the demolition of asbestos buildings.

Asbestos waste must only be disposed of at a landfill authorised to receive such waste. Council’s Mt Vincent Road Waste Management Centre can accept asbestos, for a fee, which must be safely secured in accordance with the relevant guidelines. At least 24 hours prior notice must be given to allow an area to be prepared for disposal. The Mt Vincent Road Waste Management Facility can be contacted on (02) 4934 1888.

## *DEMOLITION*

Any proposed demolition works do not include any heritage items as defined in any draft or adopted Environmental Planning Instrument or any property identified individually by reference to DCP No.1.

The demolition works will comply with AS2601 – The Demolition of Structures.

There will be no use of explosives and there will be compliance with Workcover Authority requirements.

All services will be sealed off, asbestos disposal will be to Workcover requirements and the proposed Sediment and Erosion control measures will be installed prior to the commencement of any work

## **GENERAL SUMMARY**

The proposed development will serve to improve the quality of the existing living environment for its inhabitants, while being in accord with the general standard, style, value and amenity of the developing local community.

The proposed development has been designed and sited to ensure the heritage significance and integrity of the existing structures on the site are preserved.

The above assessment reveals no significant environmental or planning constraints to the conditional approval of the proposal as represented in this application.

The proposal represents a development of land appropriate in the RU1 Primary Production Zone within the City, in concert with Council's objectives for the City and in accordance with the aims and objectives of the Maitland City Council's Local Environment Plan 2011 and relevant Development Control Plans.

The proposed development will not be detrimental to the amenity of the local neighbourhood nor adversely affect the amenity of the adjoining property owners.

In light of all the documentation now before Council and the conclusions to be drawn there from, it is recommended, from an environmental and planning viewpoint, that Council favourably consider the application for alterations and additions to an existing dwelling and outbuilding, new garage, shed, deck & pergola and swimming pool as submitted on Lot 1, DP 524847, No.1 High Street, Maitland.

**Ben C Murray** B.Comm, Dip Arch Tech.