

Project:

Proposed Alterations and Additions to Residential Dwelling, with New Carport, Garage and Pool

Site:

Lot 1, DP 501944, 31 Allan St, Lorn

Applicant:

M. JARRETT

Date:

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INTRODUCTION

This statement of environmental effects accompanies a development application for the construction consent for alterations and additions to existing residential dwelling. 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 – Part C – Design Guidelines – C.4 Heritage Conservation, C.8 Residential Design and Part E – Special Precincts – E.4 Lorn Heritage Conservation Area. Relevant state environmental planning policies and the local environmental plan 2011. It also provides an assessment of the likely environmental impacts in accordance with section 4.15C of the Environmental Planning and Assessment Act 1979.

It is proposed to carry out alterations and additions to an existing building, it is proposed to carry out some minor internal layout changes, creating a walk in robe and ensuite to main bed, updating the bedroom and lounge. Creation of new bed 3, new bed 4/study, new bathroom, laundry and open plan kitchen dining and family with new alfresco. There will also be a new pool built, a new garage with loft to replace the existing dilapidated garage and a new carport to side of existing house.

The new additions to the side will be fully integrated with the existing through selection of materials and building style. Being of a moderate size, the additions will fit within the scale of the existing dwelling and have been designed to be as recessive as possible with a continuation of existing roof lines.

SUBJECT SITE AND LAND

The site is identified as Lot 1, DP 501944, 12 Allan Street, Lorn

The site is located on the South Western side of Allan Street, and currently has an existing dwelling on it.

The adjoining neighboring properties are predominantly single storey residences.

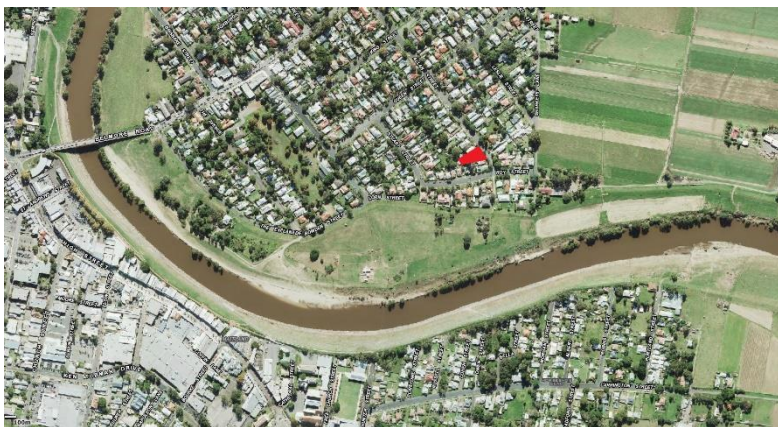
There are no known potential contaminations on the site from previous uses.



Location

The site is located on the south western side of Allan street, upon review of council mapping the site is in the Lorn heritage conservation area.

The land is within close proximity to a good range of urban services including local shops, schools and recreational facilities. Land uses within the locality are primarily residential.



Vegetation and Fauna

There are some trees that will be removed as part of the proposed development. There will be a tree to make way for the proposed garage and loft, located in the middle of the yard. It is of no heritage /landscaping significance and as such its removal will not have a negative impact upon the site and surrounding area.

The main tree to be removed is a very large gum tree that is located in close proximity to new works where the roots will be impacted upon the new construction and alternate methods cannot be used to ensure the trees health. However, the trees removal will provide some relief from possible large branches falling on the existing house and those in the surrounding area. It could be deemed a dangerous tree and similar advice has been provided by an arborist, vocal support from the neighbours has been given to the removal. Again, the tree provides no heritage/landscaping significance to the site of surrounding area.

Drainage

The subject site has a very minor slope, the new downpipes will connect into the existing stormwater lines charged to the street. The property is not known to experience localised flooding and is not identified as being in a flood liable area.

Access and Utility Services

The subject site is accessed via Allan Street which is residential collector street and the subject of local traffic movements. Side access will be maintained after the alterations and additions.

The subject site has access to a range of utility services including electricity, telephone and reticulated water and sewer.

Aboriginal and European Heritage

The site is not known to include items of Aboriginal or European heritage.

Mine Subsidence

The subject land is not located within a proclaimed mine subsidence district (under section 15 of the Mine Subsidence Compensation Act 1961).

Bushfire Hazard

The proposed development site is not located within a bush fire prone area. A Bush Fire Risk Assessment is not required in this instance.

DESCRIPTION OF PROPOSAL

The applicant seeks to develop the allotment through the construction consent for alterations and additions to a residential dwelling.

A large portion of the existing footprint is to remain with some layout changes, existing bedrooms to the front are to remain with ensuite and walk in robe added to main bed, updated lounge, new bed 3, bathroom and laundry, all within the existing footprint. New footprint will include new bed 4 / study new open plan kitchen/dining/family and new alfresco. A new pool will be built, new carport to side of existing dwelling and new double garage with loft space over.

New works will have concrete slab on ground given the low height to natural ground, timber framed walls with cladding, timber roof framing with Colorbond 'custom-orb' roof sheeting, existing tiles to be replaced with Colorbond sheeting to match in. All to match in with the existing dwelling, although new works are to be recessive as possible there will be a delineation between old and new.

The new additions to the rear will be fully integrated with the existing through selection of materials and building style. Although being of a moderate size, the additions will fit within the scale of the existing dwelling and have been designed to be as recessive as possible with a continuation of similar roof forms and wall cladding to tie back into the existing.

SECTION 79C MATTERS FOR CONSIDERATION

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 2012

The Maitland Local Environmental Plan 2012 (MLEP 2012) applies to the subject site.

The site is Zoned R1 and the proposal is permissible with Councils consent.

There are no clauses of the LEP that are particularly relevant in the assessment of the proposal but the proposal is consistent with its aims and objectives.

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

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

There are no draft environmental planning instruments relating to the proposal

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

Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.4 Heritage Conservation

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation applies to the subject site. The aims of this section are to ensure that new development involving heritage items and buildings in a conservation area will respect and enhance the heritage character of the building and their surrounding area.

The Conservation and design guidelines – general requirement for alterations and additions in historic areas 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.

Design Criteria

Section C4.1
Sympathetic Design

The aims of this section are to ensure that new alterations and additions respect the architectural character and style of the building and surrounding area, and to maintain the existing character of the street.

The proposed addition takes into consideration the existing building and deliberately stand alone from the existing structure so as to remain sympathetic to the original building footprint and roof forms.

The proposed additions are predominantly to the rear of the existing dwelling. The new works will tie into the existing character of the house but will be clearly distinguishable as new works. It is proposed to build the extension in similar style to the existing and using a similar roof pitch in the same size and scale, but will however create a new ridge height.

Section C4.2
Siting, Setbacks and Orientation

The aims of this section are to maintain and enhance the existing character of the street and surrounding area, ensure new works respect established patterns of settlement and to provide appropriate visual setting for heritage conservation areas.

The proposed works achieve this with the additions located behind the existing dwelling enabling a continuation of the main building line setbacks to the street frontage. The new works almost retain the existing side setback on the south east side that maintains the same exterior wall line as the existing.

Section C4.3
Size and Scale

The aim of this section is to ensure that new alterations and additions respect the character of the building and surrounding area. The proposed addition is of a moderate scale however it does not overwhelm the existing building. The additions are to the rear of the existing dwelling and do not greatly change the identity of the existing dwelling or the streetscape.

The proposed addition is of a moderate scale when read in conjunction with the existing house. It is designed to be a continuation of the existing structure, presenting as one building but upon closer inspection will be clear definition between old and new works. Comment provided by Clare James was *"I would not recommend a projecting gable, but rather works to restore the existing building. Replacement of the existing roof with custom orb profile roof sheeting (light grey recommended) is agreed to be an option, and a suitably designed extension at the rear to accommodate additional floor area."*

No objection in principle to garage relocation"

That is the exact brief of our proposed design, to restore the existing façade and walls and to replace the existing roof with Colorbond roof sheeting to match the new works and present as one structure (in Shale Grey) a light grey colour as proposed. The new garage and loft will be the same materials and roof form as the existing and will be as recessive as possible to the rear of the site and obscured behind the house and carport.

Section C4.4

Roof Form and Shape The aim of this section is to retain characteristic scale and massing of roof forms within conservation areas, careful thought has been put into the design of the additions so that the roof forms relate to the existing dwelling.

The existing roof will be impacted by the new works, with the new roof to the rear creating a new ridge line. Typically council likes to see a separation of old and new works as that the existing to maintain its identity. Advice has been sought from council from Greg Clayden and Clare James on the proposed design and the comments were as such - (in relation 29 and 31 Allan street) - *“The two buildings [meaning 29 and 31 Allan Street] are a complementary pair and maintain a consistent front setback. They are a particular typology which contributes to the character of the Lorn Conservation Area.”* Our proposed additions match of the approved next door which has a similar roof form (see photos)



29 Allan St – Before Rear additions

**29 Allan St – After rear additions**

As you can see next door is the same style/layout house and has the same (approved) additions and roof form as we are proposing. The new works are a continuation of the existing roof form that does not dominate the streetscape.

Provision

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Section C4.5 Shopfront	This section on shopfronts does not apply to the existing dwelling nor the proposed alterations and additions.
Section C4.6 Accessibility	The additions are not specifically designed for disabled access. However the a addition does allow for an improvement in the flow between existing restricted living spaces and provide an open space that would enable ease of use for persons with a disability
Section C4.7 Materials and Colours	<p>The aims of this section are to ensure that materials and colours used in alterations and additions respect the significance and character of the existing building and surrounding area.</p> <p>All new materials show the same characteristics as the existing where possible including subfloor brickwork and colorbond roof sheeting (to replace the exiting tiles as per Clare James feedback) <i>“Replacement of the existing roof with custom orb profile roof sheeting (light grey recommended) is agreed to be an option”</i>. Weatherboards to match existing in a suitable heritage profile proposed to exterior walls, for the additions and the new garage.</p> <p>The proposed colour scheme does not detract from the traditional colour schemes of the area. Please refer to the supplied colour schedule on sheet S13 of the plans</p>
Section C4.8 Design of new Detail Openings	<p>The aim of this section is to ensure that the character and pattern of new door and window openings in alterations and additions is compatible with the appearance of the original building and the area as a whole.</p> <p>New openings are to be predominantly vertically proportioned where possible and where facing the street (namely front of the loft) which is keeping with heritage guidelines for windows/opening.</p>
Section C4.9 Evidence of Authentic Reconstruction	<p>The aim of this section is to ensure that reconstruction reveals the known significance of the place.</p> <p>There is no proposal to recreate any existing elements in the new works, new works are designed to present as the same building as the existing but upon closer inspection will be clear difference between old and new.</p>
Section C4.10 Removal of Unsympathetic Alterations and Additions	<p>The aim of this section is to ensure that contributions of all periods to a place are respected and that removal of any fabric only occurs when it is of slight significance and the fabric to be revealed is of much greater significance.</p> <p>There will be an existing skillion roof to the rear to be removed with was the old verandah that was infilled to create additional floor space from the original layout.</p>

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Section C4.12

Landscaping

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

There are no planned upgrades to the landscaping, however there are generous grassed areas to be retained/utilized and area for new plantings if the owner wishes.

Section C4.13

Fences

The aim of this section is to retain original existing fencing and provide for new fencing that is consistent with established patterns.

The existing fences are proposed to remain as is.

Section C4.13

Garages, Carports, and Sheds

The aim of this section is to ensure that garages, carports and sheds do not detract from the character of the area and/or heritage item due to inappropriate location, design and materials.

The existing driveway is to be retained which will be the access to the new carport to the side of the existing dwelling that is setback well behind the existing main building line and will be completely open with timber posts and some basic gable features that match in with heritage design styles. It suits the existing dwelling and does not copy any specific heritage details.

The new garage and loft are also to be built to the rear of the existing lot setback 900mm to each boundary and designed in a size and scale that matches the existing dwelling. It will be obscured from the street by the existing dwelling, proposed additions, and by the proposed carport. The new garage and the carport provide undercover parking to replace the existing dilapidated fibro garage (to be demolished) with enough spaces to match the number of bedrooms (4 rooms with 3 undercover parking spaces)

Maitland Citywide Development Control Plan (DCP 2012) – Part C – Design Guidelines – C.8 Residential Design

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design applies to the subject site.

The Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.8 Residential Design 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.

Provision

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Design Criteria

Section C.8.2 Site Analysis and Context

2.A- A detailed site analysis plan has been included with the development application including the elements listed in this section.

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 by the use of materials used predominately through-out the locality and the single storey nature of the development.

Section C.8.3 Development Incorporating Existing Dwellings

The objectives of this section are to ensure that, where possible, existing buildings are retained and used for ongoing residential use, to ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible and to ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment.

There is an existing dwelling on the site the bulk of which a large portion of the existing footprint is to remain with some layout changes, existing bedrooms to the front are to remain with ensuite and walk in robe added to main bed, updated lounge, new bed 3, bathroom and laundry, all within the existing footprint. New footprint will include new bed 4 / study new open plan kitchen/dining/family and new alfresco. The new additions will act to maintain the identity of the existing dwelling whilst tying all the works together to make one cohesive dwelling.

A new pool will be built, new carport to side of existing dwelling and new double garage with loft space over separate from the existing dwelling.

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Section C.8.4 **Bulk Earthwork and** **Retaining Walls**

The objectives of this section are to ensure that development responds sensitively to the topography of the land, 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. 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 and to minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.

The site is relatively flat in the area where the new works are to take place. The new works will use concrete slab on ground construction as such there will be no need for bulk earthworks on the site, natural ground is to be maintained.

Section C.8.5 **Street Building Setbacks**

The objectives of this section are to provide setbacks that complement the streetscape, allow flexibility in the siting of buildings and allow for landscape settings and open space requirements, and 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 locality.

The new works are wholly behind the existing dwelling/building line and as such do not have a relevant front boundary setback.

Section C.8.6 **Side and Rear Setbacks**

The objectives of this section are to allow flexibility in the siting of buildings and provision of side and rear setbacks, and to allow adequate setbacks for landscaping, privacy, natural light and ventilation between buildings.

The proposed works maintain the existing exterior wall line which will create a minimum side setback of 935mm (same as the existing) to the South Eastern side boundary, the same goes for the other side setback, continuing existing exterior wall line with min 4.2m setback.

The new garage will have minimum 900mm side and rear setback. New carport will have a minimum side setback of 500mm which is keeping with the BCA 2/3rds open rule, with the whole carport structure being open.

Provision

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Section C.8.7 Site Coverage

The objectives of this section are to promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces, and to maximize opportunities to 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.

The existing house & structures with the new works will have a total site coverage of 35% which below councils' requirements.

Section C.8.8 Building Height, Bulk and Scale

The objectives of this section are 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, to ensure that the amenity of surrounding properties is properly considered and to minimise site disturbance and cut and fill.

Steps have been taken during the design process to ensure the design is recessive and respectful of potential bulk and scale issues. The new works create a new ridge height that is only a minor distance above the existing. As stated previously it is in keeping with the house next door and its appearance which is a good design based on the existing house the restrictions of the lot.

Section C.8.9 External Appearance

The objectives of this section are to encourage the creation of attractive, well designed residential development, to allow flexibility in design and use of materials while encouraging high architectural standards, and to ensure good design, which provides continuity of character between existing building forms, new development and surrounding landscape by using selection and/or combination of characteristic elements and mass.

New works will have concrete slab on ground, timber framed walls with cladding, timber roof framing with Colorbond 'custom-orb' roof sheeting. All to match in with the existing dwelling, although new works are to be recessive as possible there will be a delineation between old and new.

The new additions to the rear will be fully integrated with the existing through selection of materials and building style. Although being of a moderate size, the additions will fit within the scale of the existing dwelling.

The rear roof will continue in the same roof line as the existing dwelling, please refer to explanation/justification in previous table in regards to the proposed roof form.

Provision

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Section C.8.10 Open Space

The objective of this section are to provide sufficient and accessible open space for the reasonable recreational needs of residents, to ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping and to locate open space to take into account of outlook, natural features of the site and neighbouring buildings or public open space.

The proposed works will provide an undercover alfresco area that the dwelling does not currently have. The rear yard has a generous amount of space available as well as useable space to the front/side.

Section C.8.11 Sites Having a Boundary to a Laneway

This site does not have a boundary to laneway and thus this section is not applicable to the proposed development.

Section C.8.12 Accessibility ad Adaptable Housing

This section is not applicable.

Section C.8.13 Landscape Design

The aims of this section are to maintain the rhythm of gardens, open spaces and tree planting in a heritage streetscape, planting does not compromise important views into or out of conservation areas and maintain the landscape character of the locality.

There are no planned upgrades to the landscaping; however, there is generous amounts of grassed area and other areas where plantings could take place.

Section C.8.14 Fencing and Walls

The objective of this section is 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 sue of open space areas within the development.

The existing fences are to remain, there is no proposal to change or amend the fences.

Provision

Assessment

Section C.8.15

Driveway Access and Car Parking

The objectives of this section are to provide convenient, accessible and safe parking to meet the needs of residents and visitors which do not dominate the streetscape or cause congestion in nearby streets, and to encourage the design of access and parking as part of the overall landscape design.

The existing driveway is to remain and an extension of it proposed to meet the new carport to the side and then to rear of the lot to the new garage. The existing dilapidated fibro garage is to be demolished to make way for the new works providing plenty of undercover parking for the dwelling. All the new parking structures have been designed to be sympathetic to the existing dwelling through design and size and scale.

Section C.8.16

Views, and Visual and Acoustic Privacy

The objectives of this section are to encourage the sharing of views whilst not restricting reasonable development potential of a site, to site and design buildings to meet projected user requirements for visual and acoustic privacy and to protect the visual and acoustic privacy of nearby buildings and private open space.

The proposed has been designed so that the extension does not greatly impact on the privacy of the neighbouring dwellings on the surrounding lots. As such it has also been designed so the neighbouring dwellings do not impact upon the privacy of the proposed, this has been achieved with the siting of the additions and the use of a timber slat screen to give privacy to the alfresco area.

Section C.8.17

Energy Conservation

The objectives of this section are to reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX), to provide dwellings with adequate solar access and ventilation, to avoid overshadowing of habitable rooms and private open spaces and to encourage the use of building materials that are energy efficient, non-harmful and environmentally sound.

This development requires a Basix certificate, and one has been provided please see documents as part of the application lodgment.

Section C.8.18

Stormwater Management

The objectives of this section are to provide effective stormwater management system which is sustainable and requires minimal maintenance, to prevent erosion, sedimentation and other pollution and to ensure that control flows are provided to cater for stormwater overflows.

All new downpipes are to be connected existing stormwater lines on the site and naturally flow to the kerb drainage.

Provision

Assessment

Section C.8.19 Security, Site Facilities and Services

The objectives of this section are to provide adequate personal and property security for residents, and to ensure that site facilities are designed to be functional, visually attractive and easy to maintain.

The proposed works do not hinder the casual surveillance of the existing dwelling.

Maitland LEP 2011

5.10 Heritage conservation

(1) Objectives

The proposal is in keeping with the relevant objectives of this clause

(2) Requirement for consent

Development Consent will be required as per the application.

(3) When consent not required

Development Consent will be required as per the application.

(4) Effect of proposed development on heritage significance

It is not envisage that the lightweight structure which is principally an outdoor room will have any significant effect on the original fabric or heritage significance of the existing dwelling

(5) Heritage assessment

Not applicable

(6) Heritage conservation management plans

Heritage conservation management plans are not deemed necessary given the minor scale of the proposal

(7) Archaeological sites

Not applicable

(8) Aboriginal places of heritage significance

Not applicable

(9) Demolition of nominated State heritage items

Not applicable

(10) Conservation incentives

The implementation of the proposal serves as an alternative to a typical extension to the rear of a period home in that it links a dysfunctional floor plan through the implementation of this indoor/outdoor room without impacting on the original footprint and roof lines of the existing listed item.

Maitland Citywide Development Control Plan (DCP 2012) – Part E– Special Precincts – 4 Lorn Heritage

Conservation Area

The Maitland Citywide Development Control Plan – Part E – Special Precincts – 4 Lorn Heritage Conservation Area applies to the subject site.

The character statement of Lorn is a well-cared for, turn of the century, residential settlement in which different periods of architecture are integrated. It is predominately a precinct of single and double storey Victorian houses and is the best example of a garden suburb in the Hunter Region and beyond. Roxburgh Street is an eclectic mix of traditional homes and more recent developments. The Lorn area is of historical significance and an excellent collection of residential architecture from the Victorian period, the Federation period, and the Inter-Wars period, it records the historic expansion of Maitland’s residential development onto the flats across the river. New developments to such buildings should be in keeping with the architecture and designs of these periods, to pay close attention to these designs and be in keeping with the surrounding area and streetscape.

The conservation policies of this section states to keep Lorn’s predominately single storey street frontage and roof conversions should be located to rear of the existing house. Both these items are achieved as the proposed works maintain the single storey nature of the existing building and additions are located behind the existing dwelling, thus resulting in simple standalone roof form being located from the main ridge backwards from the existing roof.

The conservation policy encourages roof form and pitches which emulate those of the existing house in the case of additions, and in new development borrow the main characteristics without necessarily creating a replica of particular styles in the street. The proposed roof has the same pitch and form in the same plane as the existing roof, creating a roof form that is in the same scale as the existing, with only a minor increase to the ridge height. Comment has been provided by Clare James on the roof form and she has stated (in relation 29 and 31 Allan street) - *“The two buildings [meaning 29 and 31 Allan Street] are a complementary pair and maintain a consistent front setback. They are a particular typology which contributes to the character of the Lorn Conservation Area.” Our proposed additions match of the approved next door which has a similar roof form (see photos)*



29 Allan St – Before Rear additions



29 Allan St – After rear additions

As you can see next door is the same style/layout house and has the same (approved) rear additions and roof from as we are proposing.

The conservation policy encourages avoiding the use of high intense colours and the colour schedule provided is in keeping with heritage guidelines and the existing dwelling. The design avoids the use of modern profile steel

sheeting, concrete tiles and high glazed or variegated coloured terracotta tiles. The proposed roof will match the existing and have a traditionally pitched roof to match the existing slope and will be entirely covered in Colorbond roof sheeting.

SECTION 79C (1) (a) (iiia) – 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

CONCLUSION

The site is both capable of and suitable for the proposed development.

The proposal generally meets the requirements set out in Maitland Citywide Development Control Plan – Part C – Design Guidelines – C.4 Heritage Conservation, C.8 Residential Design and Part E – Special Precincts – E.4 Lorn Heritage Conservation Area. Where it does not justification has been given as to where the design does not meet exact requirements but works to minimise those negative points through other thoughtout design/planning points.

The proposed design is in keeping with the character of the existing building and more importantly with the streetscape and surrounding area. The proposed addition takes into consideration the locally listed existing building. The proposed additions are to the rear of the existing dwelling and do not mimic any specific heritage details. The new works will blend into the existing character of the house but will be clearly distinguishable as new works. This is achieved through the proposed works being built in the same size, scale and the same materials as the existing.

The proposed works are in keeping with the character statement of the Lorn heritage area and its policies, by maintaining single storey nature of the existing building and additions to rear of existing building. Similar roof forms and pitch to the existing building and those in the surrounding area further enhance the appropriateness of the design as does the maintenance of appropriate buildings materials and a colour schedule in keeping with heritage guidelines.

The proposal represents an excellent example of what is achievable through the modernization of a heritage home and complying with the intent of the DCP.

It is therefore requested that council grant consent to the development application