



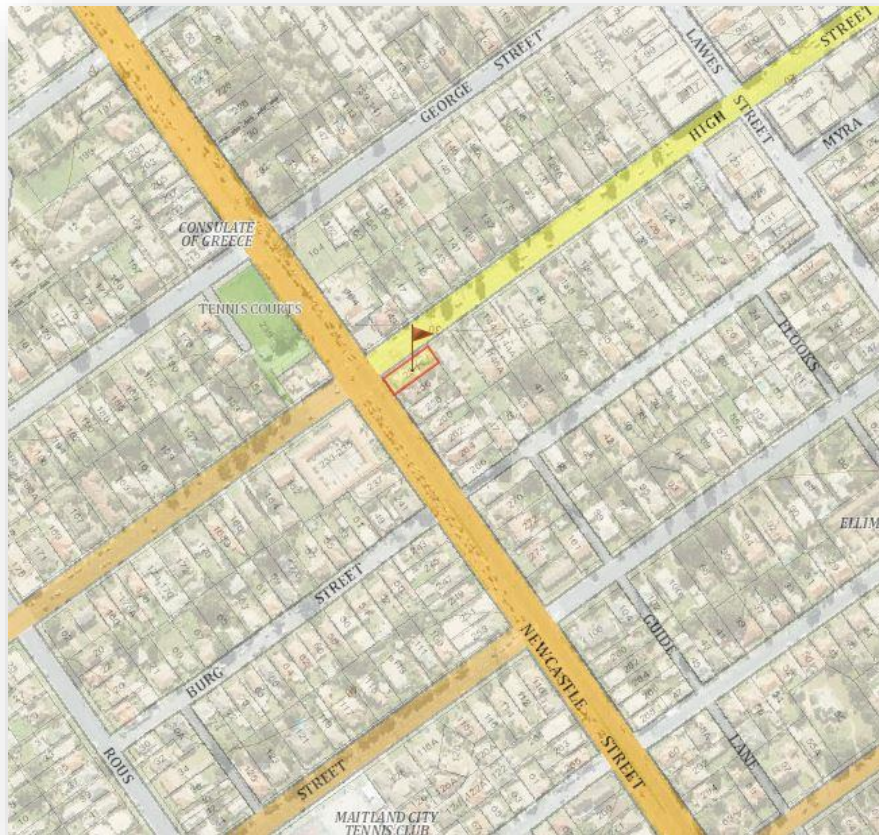
ENERGY SMART DESIGN • DEVELOPMENT • ASSESSMENT

Urban Living Solutions

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Statement of Environmental Effects

Lot 1, DP 37375
254 Newcastle St,
East Maitland, NSW 2323



Council: Maitland City Council

Tuesday, 21 September 2021

Overview	The proposed office fit out is situated in an existing dwelling on a 594m ² site. The dwelling is currently being used as a commercial office suite. The proposed use of the dwelling is not proposing to be altered, however the proposal seeks to improve the functionality of the site for its current uses through the incorporation of formal parking and improved accessibility to the building via a deck and access ramp, as well as internal improvements to the existing structure to provide reception space and increased amenity to the users.
Zoning	R1 – General Residential The use of the building historically operates as an office building and has an extensive history of such uses. The proposed development is consistent with this use and the use of surrounding buildings which also operate as office space.
Street Frontage Appearance	The façade of the building will receive a face lift / refresh. The structure will not change.
Building Setbacks	The structure will not change, hence no change to the existing setbacks
Landscaped Area	Minor landscaping will occur to freshen up the building appearance.
Private Open Space	The building will be used as an office and POS is not required.
Parking & Access	The rear yard of the Lot will be transformed into a small carpark. It will cater for 5x carparks and a turning bay.

CONCLUSION

The proposed office fit out is appropriate to meet the requirements, criteria of the planning instruments and considerations to neighbours. The proposal should therefore be supported by Council.