

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED TOWNHOUSES

at

LOT 1, DP 1043792
60 CATHERINE STREET
MAITLAND, NSW 2320

for

PRIDE BUILT HOMES

REVISION 1

OCTOBER 2021

HOOVER GROUP PTY LTD
DESIGN & DEVELOPMENT

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Hoover Group Pty Ltd, in support of a Development Application to Maitland Council for a new townhouses development located at 60 Catherine Street, Maitland NSW 2320.

The development consists of construction of three 2-storey townhouses with attached garage, and associated landscape. This statement should be read in conjunction with the following documentation:

- *Architectural Drawings prepared by Hoover Group Pty Ltd.*
- *BASIX Certificate prepared by Building Sustainability Assessments.*
- *Detail Survey prepared by David Cant Surveyors.*
- *Stormwater Drainage Plan prepared by AL Civil Design.*
- *Engineers Design Statement prepared by PK Civil & Structural Engineering.*
- *Heritage Impact Statement prepared by Heritage Now.*
- *Draft Strata Plan prepared by David Cant Surveyors.*
- *Landscape Design prepared by Tolero Landscape Design.*

2.0 MAPS

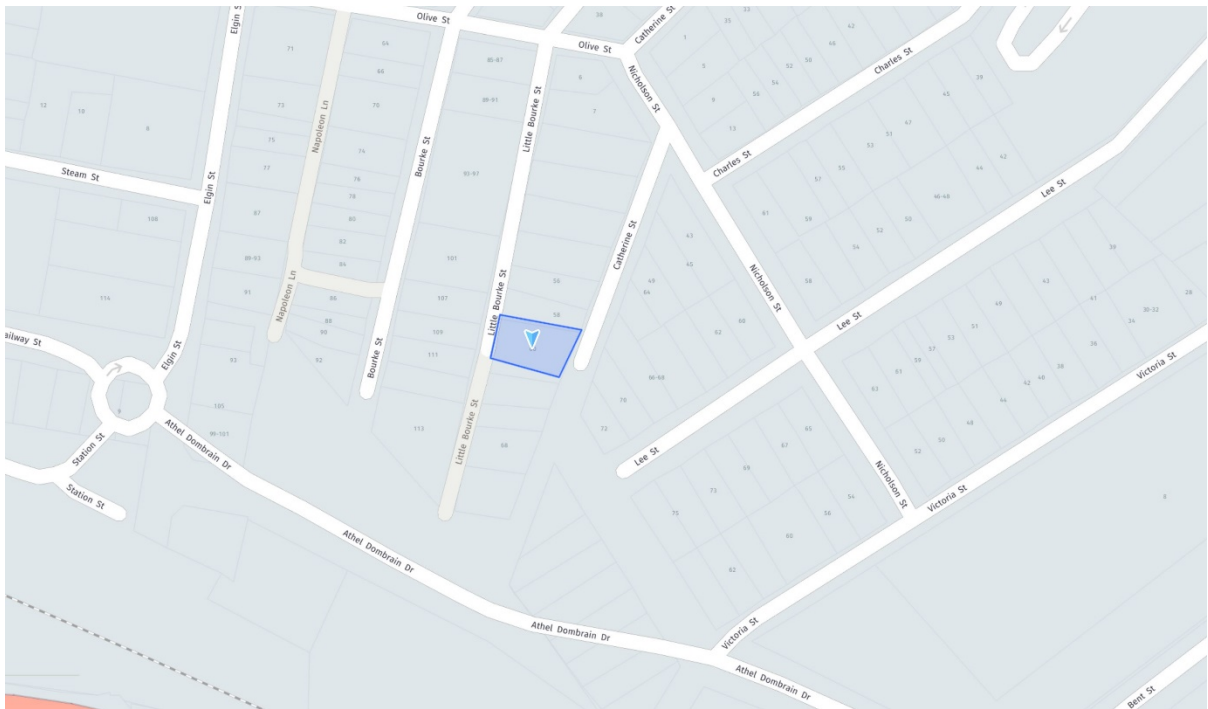


Figure 1: Map showing subject site highlighted blue (source: nearmaps)



Figure 2: Aerial image showing subject site highlighted blue (source: nearmaps)

3.0 EXISTING STREETScape



Figure 3: Image of subject site from Cathrine Street.



Figure 4: Image of existing streetscape.



Figure 5: Image of unformed Cathrine Street.



Figure 6: Image of subject site from Little Bourke Street.

4.0 SITE ANALYSIS

COUNCIL	The subject site is located within the Maitland Council.
PLANNING CONTROLS	-- Maitland Local Environmental Plan 2011 -- Maitland Development Control Plan 2011 -- SEPP Building Sustainability Index 2004
ZONING	Zone R1 – General Residential (Reference: LEP Land Zoning Map)
SITE AREA	675 sqm approx.
SITE LOCATION	The subject site is located on the western side of Catherine Street and eastern side of Little Bourke Street, within a developed residential area. Hunter River is located 600m away to the north of the subject site. The nearest town center and train station is Maitland, approximately 200m to the site.
SITE DESCRIPTION	The site encompasses an area of approximately 675sqm, and is an irregular shaped block of land fronting Catherine Street. The topography of the site gently falls towards the rear boundary. The site is currently vacant.
ADJACENT DEVELOPMENT	No.58 Catherine Street – It is currently occupied by a single storey dwelling. No.68 Catherine Street – It is currently occupied by detached carport and generous landscape.
FLOOR SPACE RATIO	N/A.
HEIGHT OF BUILDING	N/A.
ACID SULFATE LAND	The subject site is within Class 4 acid sulfate soil area.
FLOOD PLANNING	The subject site is within a flood planning area.
HERITAGE	The subject site is within the Central Maitland Heritage Conservation Area.

5.0 PROPOSED DEVELOPMENT

The proposed development is illustrated in the Architectural Plans prepared by Hoover Group Pty Ltd, identified as Drawings Sheet DA01-DA08.

The proposed development comprises a new 2 storey townhouses, attached garage to each townhouse, driveway, visitor parking and associated landscaping.

The proposed unit 1 and 2 contain a double garage, and laundry on ground floor; 3 bedrooms, bathroom, open kitchen, living and dining on first floor. The proposed unit 3 contains a single garage and laundry on ground floor; 3 bedrooms, bathroom, open kitchen, living and dining on first floor. The proposed first floor finish floor level is RL 10.73, which is above Maitland Council advised 1:100 year flood planning level RL 9.73.

The schedule of external materials and finishes includes sandstone cladding, PGH themed a blend facebrick; Taubmans 'minimal white' painted weatherboard cladding; Taubmans 'cotton ball' painted fascia, gutter, posts, beams, trims, windows and doors; and colorbond 'woodland grey' roof and gutter.

DESIGN OBJECTIVES:

The general objectives of the proposed design include:

- Minimise development on site to retain environmental features;
- Provide an efficient internal layout for modern living;
- Minimise visual impact on subject site by adoption of simple uniformed materials;
- Minimise the potential impacts on the amenity of surrounding land in terms of the key consideration of visual bulk, privacy, views and overshadowing.

6.0 PLANNING CONTROLS

MAITLAND COUNCIL CONTROLS ASSESSMENT

MAITLAND LOCAL ENVIRONMENTAL PLAN 2011			
ITEM	ZONING/CONTROL	COMPLIANCE	COMMENTS
Zoning	R1 – General residential;	√	Proposed development is single dwelling.
Heritage Item	Central maitland conservation area	√	The proposed dwelling has been designed in respect to the central maitland heritage DCP controls.
Height of Building	N/A	12m	
FSR	N/A	0.53 : 1	
Flood Planning	Flood Planning	√	Proposed First Floor Finish Floor is RL 9.73

MAITLAND DEVELOPMENT CONTROL PLAN 2011			
DCP ITEM - Primary Planning Controls	CONTROL	PROPOSED	COMMENTS
Part B.3 – Hunter River Floodplain			
3.3 General building requirements	- all habitable finished floors shall be no lower than the FPL. - Parts of buildings and structures at or below the FPL shall be constructed in accordance with Table 1: Flood aware design requirements for residential development on flood prone land. The development shall be certified by a qualified structural engineer that the building has been designed to	The 1:100 FRL for the subject site is RL 9.73, and the proposed habitable finish floor level is RL 10.73. Structure design is not provided with this development application submission, compliant structure design will be provided prior to construction certificate. It is worth mentioning the proposed structure under the FRL is	Compliant.

	withstand the depth of inundation, buoyancy and flow velocity forces at the development site for a 1:100 ARI event.	double cavity brick, concrete slab and concrete footing.	
Part C.4 – Heritage Conservation			
5.2 Siting a new building	<ul style="list-style-type: none"> - new development should have regard to the established patterns of the locality with regard to the typical location and orientation of buildings on an allotment. - new development should be sited behind the building line of any adjoin heritage item. 	The siting of the proposed development has been carefully considered with respect to the established patterns of the locality. The proposed townhouses development is sitting in line with the adjoining dwellings.	Compliant.
5.3 Scale	<ul style="list-style-type: none"> - the scale of a new house should be related to the size of the allotments laid out in the historical subdivision pattern of the area - new houses should generally remain at single storey in areas where the majority of buildings are single storey. 	The subject site is within a residential area that has a mix of single storey and double storey dwellings, and the proposed development is double storey.	Compliant.
5.4 Proportions	<ul style="list-style-type: none"> - openings in visible frontages should retain a similar ratio of solid to void as to that established by the original older buildings. - new buildings should incorporate the typical proportions of surrounding development, even when using modern materials. - new buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings. 	The proposed development has been well designed with consideration of typical proportions of surrounding dwellings and design elements such as verandahs and roof style.	Compliant.
5.5 Setbacks	- where there is a uniform historically based setback, it is generally advisable to	The proposed development is setback on the prevailing street setbacks within the	Compliant.

	maintain this setback in a new building. Where the building will be obtrusive it should be set well back and heavily screened.	neighbourhood, and the front garden will be well landscaped to provide screening plants.	
5.6 Form & massing	- new buildings should be designed in sympathy with the predominant form and massing characteristics of the area.	The proposed townhouses have been well designed with consideration of predominant architectural form within the area.	Compliant.
5.7 Landscaping	- generous green landscaped areas should be provided in the front of new residential buildings where ever possible.	The proposed front garden will be well landscaped with screening plants.	Compliant.
5.8 Detailing	- avoid fake or synthetic materials and detailing. These tend to give an impression of superficial historic detail. - avoid slavishly following past styles in new development.	The proposed façade has well considered the architectural details of surrounding dwellings. There is no excessive amount of architectural details.	Compliant.
5.9 Building elements & materials	Doors and windows - new doors and windows should proportionally relate to typical openings in the locality. - simply detailed four panel doors or those with recessed panels are generally appropriate. - standard windows often come in modules of 900mm wide. There use should be limited to single or double format only. The most suitable windows are generally double hung, casement, awning or fixed type. Roofs -corrugated galvanized iron is a most appropriate roofing material for new buildings in historic areas. It is also economical and durable. Pre-finished iron in grey or other shades in some circumstances may also be suitable.	The proposed doors and windows are proportionally designed in regards to the surrounding dwellings. Standard 900mm wide module windows are being used on front facade, verandah and balcony are designed as a respect of heritage style dwelling. And most of the proposed windows facing street are double hung. The proposed roof is dark metal that is suitable within the residential area. The schedule of external materials and finishes includes sandstone cladding, PGH themeda blend facebrick that provides a red tone; Taubmans 'minimal white' painted weatherboard cladding; Taubmans 'cotton ball' painted	Compliant.

	<p>Walls</p> <ul style="list-style-type: none"> - cladding materials which setout to imitate materials such as brick, stone and weatherboard should be avoided as they tend to detract from the authentic character of the surrounding original buildings. - 150mm weatherboards are generally appropriate for historic areas. - plain, non-mottled bricks are preferable with naturally coloured mortar struck flush with the brickwork, not deeply raked. 	fascia, gutter, posts, beams, trims, windows and doors; and colorbond 'woodland grey' roof and gutter.	
Part C.8 – Residential Design			
4. Bulk Earthworks and Retaining Walls	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.	The subject site is gently sloping towards the rear boundary, and there is no excessive amount of earthworks for the proposed development. The maximum excavation is 200mm within the building footprint.	Compliant.
5. Street Building Setback	Front: 5m Garage: 6m	The proposed dwelling front setback is 5.0m, and the proposed garage is facing side boundary and sitting behind the proposed front façade.	Compliant.
6. Side and Rear Setbacks	<p>Minimum side and rear setbacks for residential buildings in urban zones shall be in accordance with Figure 10 and described as follows:</p> <ul style="list-style-type: none"> - 1.0m for walls up to 3.0m in height (to underside of eaves); - 1.0m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m; 	The proposed maximum wall height is 7.4m, and the proposed min. side setback is 2.5m, which is greater than the required 2.46m side setback. The proposed rear setback is 2.5m, which is greater than the required 2.46m rear setback.	Compliant.

	<ul style="list-style-type: none"> - For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m. 		
7. Site Coverage and Unbuilt Areas	Townhouse: maximum site coverage 70%, minimum unbuilt area 30%.	The proposed site coverage is 67%, and permeable pavement is used for visitor parking to further reduce the site coverage.	Compliant.
8. Building Height, Bulk and Scale	Dwelling in residential zones: max. height 8 meters.	<p>The proposed maximum building height is 12m.</p> <p>A variation to the maximum building height is proposed, for the reasons below:</p> <ol style="list-style-type: none"> 1. The development is designed to ensure the finish floor level of the dwelling's main habitable area is above 1:100 year flood level. It is designed to ensure the occupant's safety. Therefore, the non-compliance should be considered acceptable. 2. The proposed building bulk is in compliance with the objective of the DCP control. 	Acceptance on merit.
9. External Appearance	The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed: i. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape. ii.	The proposed external appearance has been well designed with consideration of existing architectural elements within the conservation area. The massing of the development has been well considered and positioned to satisfy occupants' modern living standards while ensuring potential view of the Hunter	Compliant.

	<p>Architectural interest encouraged by: iii. the use of finishes which are textured rather than bland; iv. providing stepping of walls, pergolas, eaves, verandahs and blade walls etc. to establish articulation and create light and shadow to a building v. the coordinated use of diverse materials and appropriate decorative treatments</p>	<p>river. The selected materials for external facades are sandstone cladding, weatherboard cladding and brick for walls, and metal sheeting for roof. The material selection provides a refined palette to existing site.</p>	
10. Open Space	<p>i) The 'principal area' of POS shall form a direct extension to the internal living room or dining area of the dwelling (refer Figure 19). iv. To be included in usable open space calculations, open space at ground level must have a minimum width in one direction of 3.0 metres.</p>	<p>Each proposed unit has minimum 27.4 sqm private open space on ground floor, and there is minimum 11.5sqm with min. 3m balcony on first floor that is linked to the internal living room / dining area. Each proposed unit has minimum 38.9 sqm private open space.</p>	Compliant.
Part E.2– Central Maitland Heritage Conservation Area			
1.3 Conservation Policies – Residential Areas	<p>What to Keep:</p> <ul style="list-style-type: none"> - Significant vegetation, particularly where it is part of original gardens; - The original character and status of streets, side streets of laneways in particular to keep residential streets for residential purposes; - Front garden areas with minimal hard surface treatment. 	<p>The subject site is currently vacant. There are no buildings, nor contributory street tree plantings.</p> <p>The front garden will be well landscaped with one single driveway.</p>	Compliant.
	<p>What to Encourage:</p> <ul style="list-style-type: none"> - Re-instatement of appropriate/original verandahs in accordance with the guidelines in this DCP 	<p>The proposed development has been designed with consideration of the surrounding development in terms of height, scale and form, and it will enhance the existing streetscape.</p>	

	<p>What to Avoid:</p> <ul style="list-style-type: none"> - Garages and carports becoming a prominent part of the streetscape; - Intrusion into original fabric of buildings of significance; - Raising of dwellings above flood levels where there would be a significant impact on the streetscape. 	<p>The proposed garage is facing rear setback, it can hardly be seen from street.</p> <p>The proposed habitable area is above the 1:100 flood level, and it is necessary in order to ensure the occupants' safety.</p>	
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7.0 CONCLUSION

The proposed development has been carefully designed to substantially preserve the amenity of the surrounding properties in terms of the key considerations of visual bulk, privacy, views and overshadowing.

On the basis of the merits of the proposal and the lack of environmental impact, it is recommended that Council approve the development, subject to appropriate conditions of consent.

TIM HOOVER
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HOOVER GROUP PTY LTD