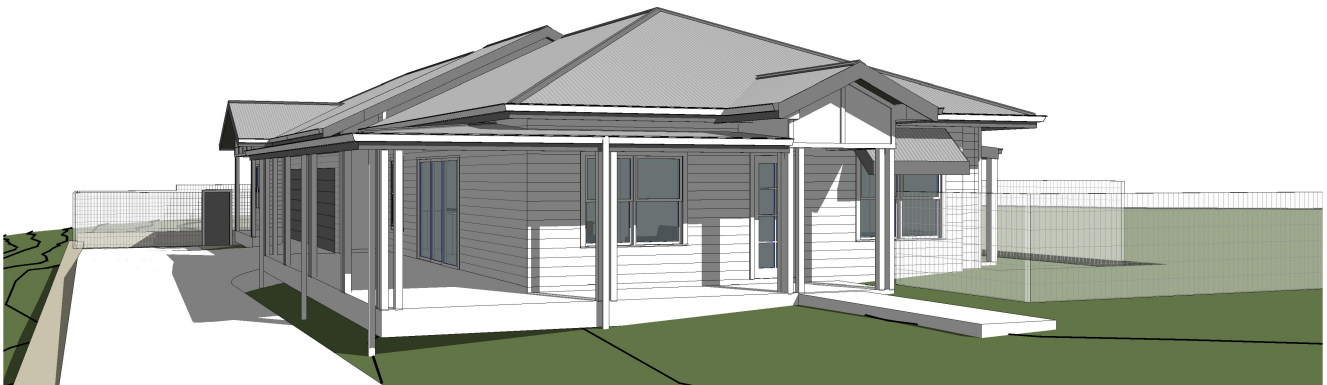


STATEMENT OF ENVIRONMENTAL EFFECTS



Proposed dual occupancy Lot 04 Bonar Street Maitland NSW

PROPOSED NEW DUAL OCCUPANCY AND DEMOLITION OF EXISTING RESIDENCE

54 BONAR STREET MAITLAND
LOTS 23 & 24 DP 738348, LOTS 1 & 2 DP 826940,
LAND COMPRISED IN BK 4792 NO 798 &
LAND COMPRISED IN BK 4792 NO 799

Bonar Street, Maitland NSW

APPLICANT: PAUL ACKROYD S&P PROJECTS
PREPARED: HUGH WALKER

FEBRAURY 2022

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1. INTRODUCTION

This statement of environmental effects accompanies a development application for the demolition of an existing single level residence and construction of a dual occupancy at 54 Bonar Street Maitland NSW. 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 – residential design, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the environmental impacts in accordance with section 79C of the Environmental Planning and Assessment Act 1979.

2. SUBJECT SITE AND LAND

The subject site is located at **54 BONAR STREET MAITLAND - LOTS 23 & 24 DP 738348, LOTS 1 & 2 DP 826940, LAND COMPRISED IN BK 4792 NO 798 & LAND COMPRISED IN BK 4792 NO 799**

The site is site is zoned both R1 General Residential and RU1 Primary production.

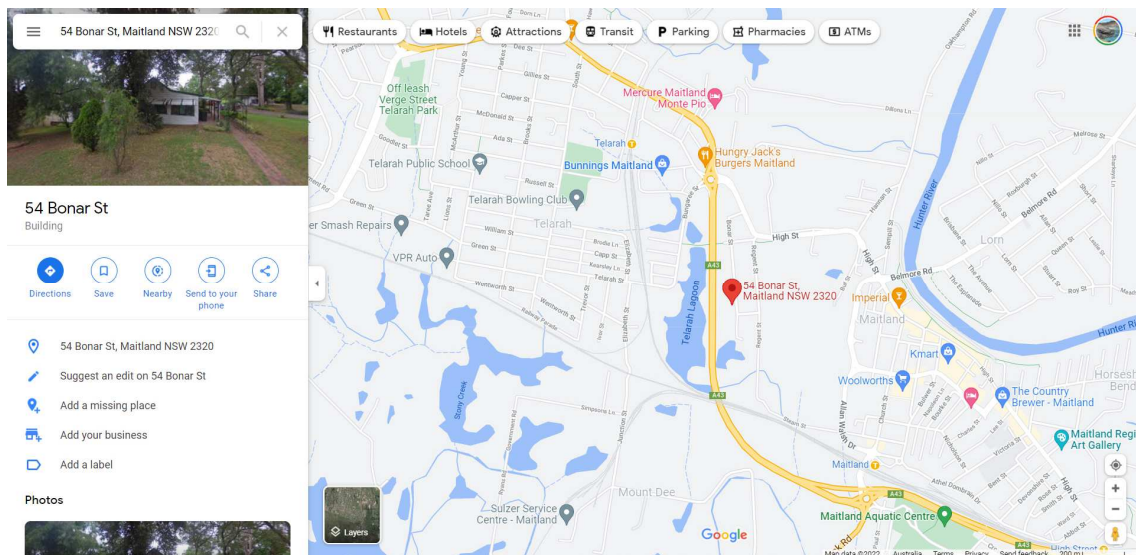


Figure 1: Locality – Maitland NSW

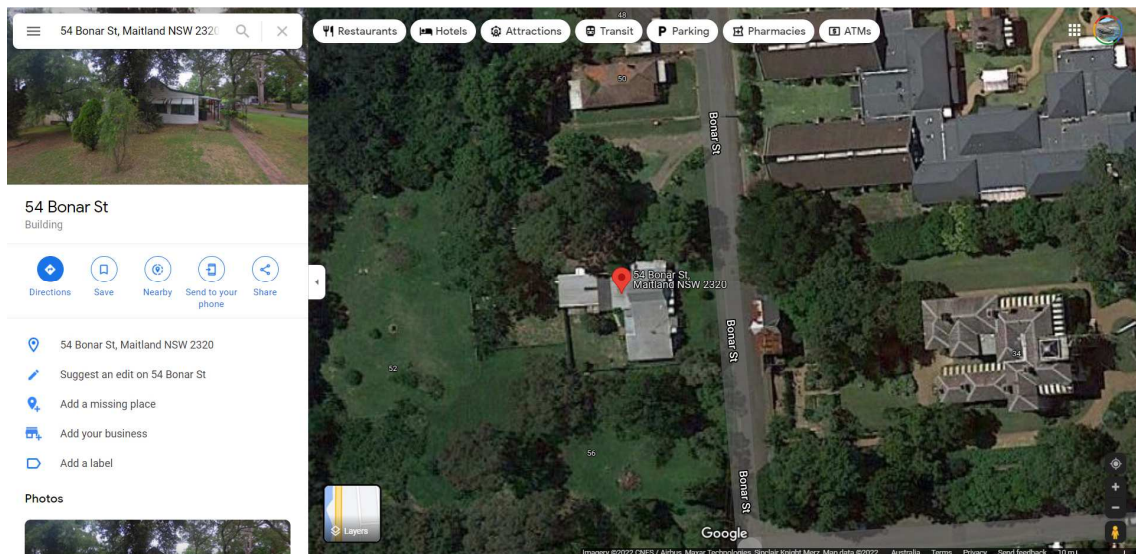


Figure 2: Site area 54 Bonar Street Maitland



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The site is in an established and historical residential in Maitland and is also located centrally to the Maitland City Centre a short drive away.

Bonar Street, Maitland is one of the older areas of Maitland and woven through the surrounding context there are several notable heritage style buildings, both of commercial and residential nature. Additionally, there is a variety of housing forms, scales, and aesthetics throughout the context, creating a vibrant, rich, and diverse built environment.

There is a mixture of both single level and two storey buildings in the context. There is a mix of both small cottages and much grander two storey stately homes.

54 Bonar Street is a mostly vacant residential lot with an old non heritage listed single level timber framed house on it. The home is located to the front of the block addressing Bonar Street.

The house is in poor condition and was built most likely in the 1930/40s. It is not a notable or typical Georgian, Victorian and federation style home. The house is mostly comprised of asbestos cladding and poses a health risk.

There are several trees and bushes on the site that need to be removed. The total number is twelve. A detailed tree removal plan and schedule has been provided on the attached DA plans.

The interior of the house has asbestos, and this will be removed by a qualified contractor in accordance with all relevant Local Council requirements and Australian Standards.

The site is zoned R1 General Residential and Ru1 Primary Production. The site is in a LEP buffer zone.

The site and building are not heritage listed but are in a heritage conservation area. A heritage impact study can be provided if required by relevant council staff.

There are no significant easements, or restrictions on the lot.



Figure 3: View of site area located on current 54 Bonar Street



Figure 4: View of site area located on current 54 Bonar Street

3. DESCRIPTION OF PROPOSAL – OVERVIEW

BACKGROUND - PAN-198379

Le Mottee Group (LMG) has been engaged by PW Projects Pty Limited to prepare Plans and a Statement of Environmental Effects (SoEE) to accompany a Development Application (DA) to Maitland City Council (MCC) for a six (6) into seven (7) Lot Torrens title Subdivision of the land formally described as: • Lots 23 and 24 in DP 738348 • Lots 1 and 2 in DP 826940 • Land Comprised in BK4792 No 798 • Land Comprised in BK4792 No 799 The proposed development is minor in nature and is of minimal environmental impact. This Statement of Environmental Effects (SoEE) provides details about the site and proposed development as well as making an assessment of the proposed development pursuant to the relevant matters under Section 4.15 of the Environmental Planning and Assessment Act, 1979.

It is proposed to construct to undertake the following development items.

- Demolish the existing single level residence and associated out buildings
- Remove all asbestos from site
- Remediate and make good the site ready for future residential development
- Remove 12 x trees and bushes
- Construction of a dual occupancy 2 x dwellings.

BDD Designers has been engaged to prepare a Development Application for the existing Lot 54 which will become Lot 04 in the proposed new subdivision as outlined above

BDD Designers scope includes

1. Demolition
2. Tree Removal
3. New Dual Occupancy

DEMOLITION

Please refer to appendix 01 – Statement of Heritage Impact

Prepared by: Prepared by: Stephen Booker B.Sc.(Arch.), B.Arch., M.Herit. Cons., RAIA.
MICOMOS, APTi Director

This SOHI outlines the site area, locality and outlines information relating to No.54 Bonar Street and the existing residence to be demolished.

It is simply proposed to demolish the existing house and garage on site to create a vacant residential lot ready for future residential development.

The house is in poor condition and is a safety concern. The house also contains many areas of harmful asbestos which will need to be removed.

The site asbestos will be removed by a qualified person in accordance with all regulatory requirements. A contamination report has been prepared as part of this application.

Once the structures on site have been removed the site will be remediated and levelled ready for future development.

The home itself is a simple weatherboard residence that has seen several renovations / changes over the years since its construction. The house has some traditional forms but lacks a real heritage nature and associated features.

It is suggested that the demolition of the house will provide an opportunity for the new dwellings to provide a more positive architectural statement to Bonar Street. The new dwellings have been designed according to principles laid out in the Maitland DCP for Heritage.

TREE REMOVAL

It is proposed to remove several trees and bushes to allow the construction of a new dwellings. The trees to be removed have been indicated on the tree removal plan, along with their species and heights.

The trees are varied and offer no formal garden layout or appeal. Their placement is sporadic. Although the tree removal will change the character of the area, we suggest the new dwellings coupled with quality landscaping and new tree plantings will offer a far better appearance and enhance the overall character of Bonar Street.

DUAL OCCUPANCY

Please refer to appendix 01 – Statement of Heritage Impact

Prepared by: Prepared by: Stephen Booker B.Sc.(Arch.), B.Arch., M.Herit. Cons., RAIA.
MICOMOS, APTi Director

This SOHI outlines the site area, locality and outlines information relating to No.54 Bonar Street and the existing residence to be demolished.

Once the existing house and relevant trees have been removed it is proposed to construct an attached dual occupancy on the site.

This will comprise of 2 x 2 bed dwellings, garages, verandahs, patios, driveways, and landscaping.

The new dwellings will be constructed on a concrete slab and utilize timber framed construction and colorbond roofing. The walls will be clad in quality heritage style weatherboards.

The dwellings have been designed in weatherboard to reflect the strong materiality in the surrounding context, especially in single level residential homes.

The proposed dwellings present a quality modern home with many traditional elements that help ground the development within the context.

Some of these features include:

- Verandahs
- Timber posts
- Double hung windows
- Gable features
- Weatherboard cladding

The designs utilize a height bulk and scale that is typical of quality heritage homes in the context. The design should offer a positive and cohesive design aesthetic to Bonar Street and the wider context.

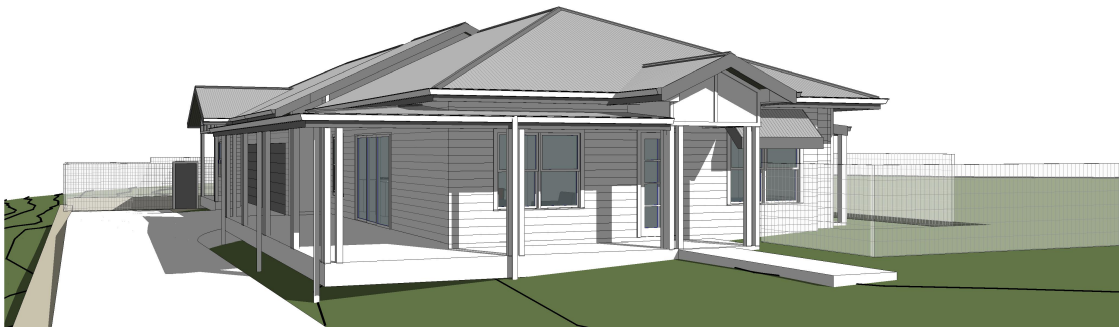


Figure 3: Front view of proposed dual occupancy

The homes present a traditional weatherboard residence with simple detailing and trims to enhance the overall built quality



Figure 4: Front view of proposed dual occupancy

The design features several verandahs and awnings that break down the bulk of the development and articulate the façade. Separation of the roof forms creates a less intrusive built form. These elements were typical on many 19th and early 20th Century homes.

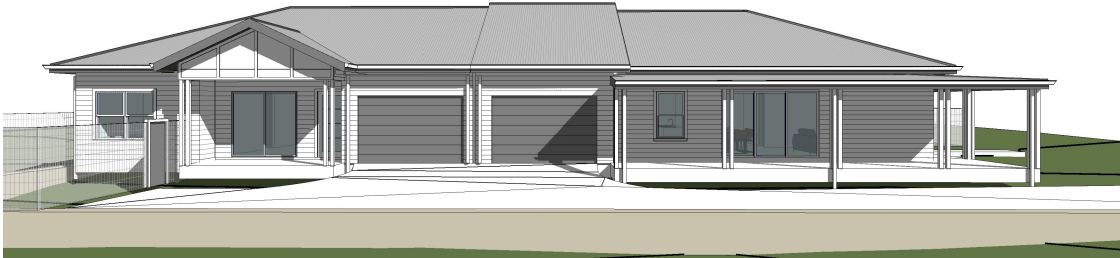


Figure 5: Proposed side view of dual occupancy

Garages are located to the side of the development as to reduce impacts on Bonar Street. Also reducing vehicle safety issues.

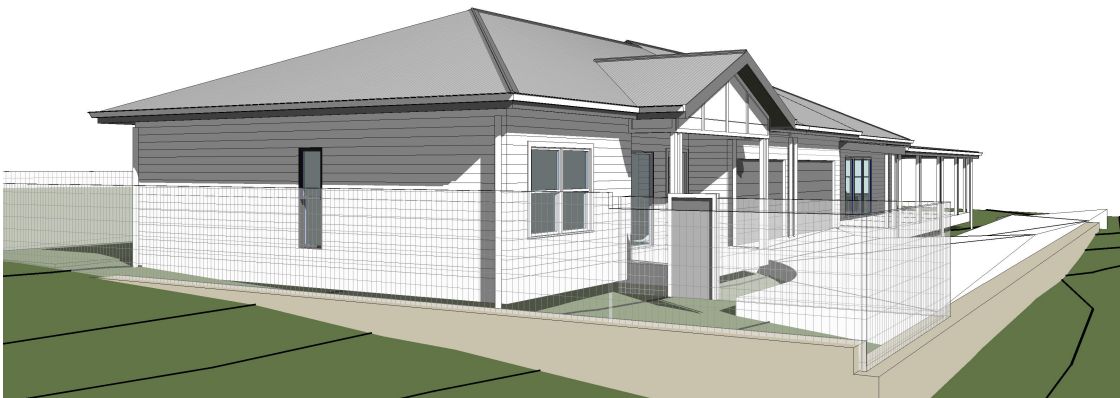


Figure 6: Proposed rear view of dual occupancy

Similar treatments are applied to all frontage creating a cohesive and quality-built form.

4. WASTE MANAGEMENT / MINIMISATION AND CONTROL

Asbestos / Demolition

The proposed house contains toxic asbestos, and a contamination report has been provided. Typically, elements of the house could be salvaged or recycled. However due to the nature of asbestos all building elements will need to be removed and disposed of accordingly.

The site will be fenced with temporary safety fencing. All relevant safety signs and contact signs will be utilised on the site to warn residents and passer-by of contamination risks.

All demolition and asbestos work to be carried out in accordance with all relevant Australian Standards and local government requirements.

It is estimated a 200m³ of building elements to be removed from site.

Trucks to utilise side lane access to keep vehicles and loading off Bonar Street.

Construction waste

There will be minimal waste created during construction as everything is specifically ordered and made to measure.

Timber frames are manufactured off site and delivered; concrete slab is poured to exact requirements.

Any minor offcuts will be placed in the waste bins and trucked to the local waste depot for disposal.

Any extra building products can be sold or reused on other projects.

Waste bins are to remain covered as well as any loose stockpiles.

All works, waste to be securely stored behind site safety fencing.

Ongoing Waste

The development once complete will utilise weekly council kerbside waste collection which is available in the area. There is sufficient space on the nature strip to accommodate the waste bins.

4. GOVERNMENT REGULATION AND CONTROLS

SECTION 79C

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 2011

The Maitland Local Environmental Plan 2011(LEP 2011) applies to the subject site.

The site is Zoned R1 (General Residential) and RU1 (Primary Production) The proposal is permissible with Council's consent.

State Environmental Planning Policy 60 (SEPP 60) – Exempt and Complying Development

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

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

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

Maitland Citywide Development Control Plan – Heritage Conservation – Design Criteria

The Maitland Citywide Development Control Plan – Heritage conservation – Design Criteria 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.

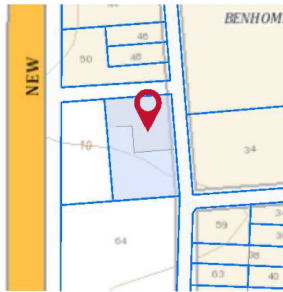
Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

The Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria 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.



Property Report

54 BONAR STREET MAITLAND 2320



Property Details

Address: 54 BONAR STREET MAITLAND 2320
 Lot/Section 1/-/DP826940 2/-/DP826940
 /Plan No:
 Council: MAITLAND CITY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Maitland Local Environmental Plan 2011 (pub. 16-12-2011)
Land Zoning	R1 - General Residential: (pub. 16-12-2011) RU1 - Primary Production: (pub. 16-12-2011)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	Regent Street Heritage Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Flood Planning	Flood Planning Area (From the 14 July 2021 flood maps on the ePlanning spatial viewer may not be the latest versions, please contact the relevant local council to access the latest flood maps for this property.)

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Maitland Citywide Development Control Plan – Heritage Conservation Chapter – Design Criteria

Please refer to appendix 01 – Statement of Heritage Impact

Prepared by: Prepared by: Stephen Booker B.Sc.(Arch.), B.Arch., M.Herit. Cons., RAIA.
 MICOMOS, APTi Director

This SOHI outlines the site area, locality and outlines information relating to No.54 Bonar Street and the existing residence to be demolished.

Provisions	Assessment	Compliance
5.0 General requirements for buildings in Historic Areas		✓
5.1 Character of Area	<p>The site is in one of the oldest parts of Maitland and is surrounded by many notable heritage buildings. These buildings highlight varying architectural styles and detailing.</p> <p>The site will become vacant due to the demolition. However, the demolition will create the opportunity for a new residential home designed in accordance with Maitland Councils Heritage requirements.</p> <p>The existing home is of low heritage value, and its removal will not adversely affect the built character or the heritage nature of Bonar Street or the wider Maitland Context.</p> <p>The proposed new dwellings and associated landscaping will contribute more positively than the existing residence on site. The new dwellings are of a height bulk and scale typical in the area. Additionally, they are constructed and finished like many quality heritage homes in the context.</p>	✓
5.2 Siting the New Development	<p>The proposed new dwellings are well sited with garages located to the side reducing the modern appearance to Bonar Street.</p> <p>Dwelling 1 and 2 both have designated porticos addressing their frontages providing a quality appearance.</p> <p>Dwellings are well fenced and landscaped, defining public and private space. There are several outdoor areas on different frontage providing flexibility throughout the various seasons.</p> <p>Dwelling one addresses Bonar Street with a quality-built aesthetic that will enhance the character of the area. The fencing and</p>	✓

	<p>landscaping will provide further enhancement to Bonar Street.</p> <p>The proposed dwellings have a setback like many homes in the context and typical of a residential development.</p>	
5.3 Scale	<p>The proposed new dwellings are of height bulk and scale typical of homes in the area.</p> <p>The design should merge with the context but still provide its own unique quality appearance.</p> <p>The proposed dwellings do not dominate the streetscape or any adjoining properties or structures.</p>	✓
5.4 Proportions	<p>The proposed dwellings utilise proportions typical of heritage homes in the area.</p> <p>The use of double hung windows, separated verandahs and roofs coupled with gable features and weatherboard cladding creates a similar dialogue and relationship to surrounding existing structures and buildings.</p>	✓
5.5 Setbacks	<p>The proposed development and dwellings utilise a 5.3m setback to Bonar Street.</p> <p>No 46, 48 and 50 Bonar Street all have setbacks ranging from 5 to 5.5m. The proposed dwellings are in keeping with the typical street setbacks.</p>	✓
5.6 Form and Massing	<p>The proposed new dwellings offer form and mass like many other heritage homes in the context.</p> <p>The form and mass are well articulated breaking down the overall mass and creating interest and variation.</p>	✓
5.7 Landscaping	<p>A landscape plan has been provided.</p> <p>The proposed dwelling features quality landscaping and fencing to articulate and complement the built form.</p> <p>Small tree plantings are utilised to add shade and further interest to the streetscape.</p> <p>Landscaping is low maintenance and low water use.</p>	✓
5.8 Detailing	Not relevant	✓

5.9 Building elements and materials	Not relevant	✓
5.11 Developments in the vicinity of Heritage Buildings	<p>There is heritage listed buildings in the immediate context.</p> <p>The demolition of the house is discussed in the heritage impact study.</p> <p>The house to be demolished is not a heritage listed home and is not of a high heritage design and aesthetic. The removal of the home will provide opportunity for a new residential dwelling that complements the heritage buildings and conversation area much better.</p>	

Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria

Provisions	Assessment	Compliance
Section B1 – site analysis and site context	<p>B1.3 - A detailed site analysis plan has been included with the development application including the elements listed in this section.</p> <p>The site analysis and site context analysis has been taken into account to produce a design solution which mitigates against potential negative impacts</p> <p>The proposed demolition of the home will have a minor impact on the area impact on the context and the environment. However, the proposed new development and enhancements to the site will have a much more positive effect on context and environment.</p> <p>The removal of the house and asbestos will benefit the health and safety of the context.</p> <p>The demolition provides opportunity for a new residential home that better suits the streetscape and wider context.</p> <p>There is a range of new dwellings, houses, dual occupancies and multi units being constructed in the context.</p>	✓
Section B2 – development incorporating existing dwellings	Existing dwelling to be removed	✓
Section B3 – bulk earthworks and retaining walls	<p>Minor earthworks will be required after the demolition of the house.</p> <p>Once the house and asbestos are removed the site will be levelled and cleared to create a level and safe building pad for future residential development</p> <p>Sediment control fencing will be utilised on site to stop any potential movement of sediment and soils off site/</p> <p>The site will be levelled, and concrete slabs used for construction. Fill will be retained where required with sandstone block retaining walls maximum 900mm high. These are quality retaining walls that look good and last a lifetime.</p>	✓
Section B4 –	Not relevant	

street building setbacks	<p>The proposed development has a street setback to Bonar Street of 5.3m.</p> <p>Houses no 46, 48 and 50 all have setbacks between 5 and 5.5m. The proposed setback is consistent with those setbacks in the context.</p> <p>The proposed development has an articulated entry portico also that adds interest and character to the front of the development and streetscape.</p>	✓
Section B5 – side and rear setbacks	<p>Side setbacks are 4.2 and 4.3m.</p> <p>Rear setback is 1.1m</p> <p>All setbacks comply with requirements.</p> <p>Setbacks do not adversely affect any adjacent properties or the context.</p>	✓
Section B6 – site coverage and unbuilt areas	<p>Unbuilt area is 250m²</p> <p>Site area is 677.7m²</p> <p>Unbuilt area is 36.8%</p> <p>To increase water penetration additional rainwater storage can be provided detention on request by council engineers.</p> <p>Sections of permeable insert can also be added to the driveway.</p>	✓
Section B7 – building height, bulk, and scale	<p>Building height does not exceed 5.5m below the 8.5m max</p>	✓
Section B8 – external appearance	<p>The proposed new dwellings are well sited with garages located to the side reducing the modern appearance to Bonar Street.</p> <p>Dwelling 1 and 2 both have designated porticos addressing their frontages providing a quality appearance.</p> <p>Dwellings are well fenced and landscapes, defining public and private space. There are several outdoor areas on different frontage providing flexibility throughout the various seasons.</p> <p>Dwelling one addresses Bonar Street with a quality-built aesthetic that will enhance the character of the area. The fencing and landscaping will provide further enhancement to Bonar Street.</p> <p>The proposed dwellings have a setback like many homes in the context and typical of a residential development</p> <p>The proposed new dwellings are of height bulk and scale typical of homes in the area.</p>	✓

	<p>The design should merge with the context but still provide its own unique quality appearance.</p> <p>The proposed dwellings do not dominate the streetscape or any adjoining properties or structures.</p> <p>The proposed dwellings utilise proportions typical of heritage homes in the area.</p> <p>The use of double hung windows, separated verandahs and roofs coupled with gable features and weatherboard cladding creates a similar dialogue and relationship to surrounding existing structures and buildings.</p>	
Section B9 – open space	<p>Unit 02 has 2 x private spaces of 55m² and 27m². The two spaces offer opportunity for outdoor use during different seasons. Unit 02 principle private open space is 8.5x5m</p> <p>Unit 01 has a principle private open of 5m x 5m and has 85m² in total space. Additionally, it has a large verandah area approx. 40m² for further use as required.</p> <p>Both units have varied and flexible private open space that allows for use all year round depending on weather and conditions.</p>	✓
Section B10 – sites having a boundary to a laneway	Not applicable	✓
Section B11 – accessibility and adaptable housing	Not applicable	✓
Section B12 – landscape design	<p>A detailed landscape plan has been included for the development</p> <p>The landscape plan is designed as low water use, traditional inspired and quality materials, and plants.</p>	✓
Section B13 – fencing and walls	<p>Front fence details included in application</p> <p>Side fences 1800mm timber ship lapped panels with steel posts</p> <p>Sandstone boundary retaining walls also used for quality lasting solution.</p>	✓
Section B14 –	A new concrete driveway is proposed and is 3.165m wide	

<p>driveway access and car parking</p>	<p>Apron turning areas are approx. 5.8m and comply with as2890.1. Garage doors are oversized at 3.2m wide to allow easier access.</p> <p>Turning areas provided to allow vehicles to leave in forward manner.</p> <p>All vehicle turning on site.</p>	<p>✓</p>
<p>Section B15 – views and visual and acoustic privacy</p>	<p>The demolition will not affect any views</p> <p>Some minor noise during demolition. This is only expected to last 2-3 days during standard working hours.</p> <p>Neighbours to be notified of when works to commence in accordance with all requirements.</p> <p>The proposed units will have no major effect on the surrounding context. The units are typical in design to many homes in area. Private open spaces are located with good boundary setbacks and do not overlook one and another.</p> <p>Boundary fencing also offers a good buffer.</p>	<p>✓</p>
<p>Section B16 – energy conversation</p>	<p>BASIX certificates provided</p> <p>Good natural lighting to units with opportunity for cross ventilation.</p> <p>Verandahs, patios, and window awnings assist in sun and weather protection.</p>	<p>✓</p>
<p>Section B17 – stormwater management</p>	<p>A sediment control fence is to be used to reduce any potential runoff from the site.</p> <p>Each unit has rainwater storage. Overflow from rainwater tanks directed to Bonar Street Kerb via pvc overflow pipes.</p> <p>A concept stormwater plan has been provided.</p>	<p>✓</p>
<p>Section B18 – security, site facilities and services</p>	<p>During demolition, a temporary site safety fence to be utilised</p> <p>The fencing will display all relevant safety signage and contact details.</p> <p>All asbestos removal to be signed to the fence and removed in accordance with relevant local council requirements and Australian Standards</p> <p>The site has side lane access which provides additional safety for trucks to load materials off Bonar Street reducing vehicle and safety issues.</p>	<p>✓</p>

	Letter boxes provided at front of property Each unit has clothes drying and bin storage areas.	
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SECTION 79C(1)(a)(iii) – 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 demolition will have minimal impact on the site and wider context

SECTION 79C(1)(c) – SUITABILITY OF THE SITE FOR DEVELOPMENT

The proposed demolition is suitable for the site and the context.

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.

5. CONCLUSION

The proposal satisfies the relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 and the provisions set out in the Maitland Citywide Development Control Plan – Residential Chapter – Design Criteria.

The proposed demolition is a simple project to remove an existing house in poor condition. The home unsafe and riddled with Harmful Asbestos.

The demolition will reduce toxic safety concerns and create a remediated site suitable for future residential development.

The demolition will have minimal impact on the context, as the home is not heritage listed home, nor is it a high-quality architectural example of residential design.

The proposed new dual occupancy provides 2 x quality new dwellings designed to meet the Heritage Conservation requirements. The dwellings are well design and are designed to merge with the surrounding context. The dwellings are well articulated through form/mass and materiality.

The proposed new dwellings will enhance and strengthen the character of Bonar Street by continuing good street setbacks and offering well-articulated building facades.

The proposed development will enhance both the existing site and wider Bonar Street Context.

The proposed development is continuing the current trend of urban infill and renewal in the context and will provide the opportunity for additional housing close to the heart of Maitland

It is therefore recommended that council grant consent to the development application.



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APPENDIX 01 – STATEMENT OF HERITAGE IMPACT

Prepared by: Prepared by: Stephen Booker B.Sc.(Arch.), B.Arch., M.Herit. Cons., RAIA.
MICOMOS, APTi Director

This SOHI outlines the site area, locality and outlines information relating to No.54 Bonar Street and the existing residence to be demolished.