STATEMENT OF ENVIRONMENTAL EFFECTS

Project:

Proposed Multi Unit Development

Site:

LOT 9, DP 113599, 1 HUGHES STREET, EAST MAITLAND

Applicant:

WILKINSON

Date:

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Table of Contents

INTRODUCTION……1

SUBJECT SITE AND LAND……2

DESCRIPTION OF PROPOSAL……4

SECTION 4.15C MATTERS FOR CONSIDERATION……5

MAITLAND DEVELOPMENT CONTROL PLAN……6

CONCLUSION ……15

WASTE MANAGEMENT PLAN……15

INTRODUCTION

This statement of environmental effects accompanies a development application for the construction consent for a new multi unit development consisting of 3 units. 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.8 Residential Design. 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.

The proposed development will consist of a standalone 3 bedroom unit as well as an attached duplex style unit on the site and will be designed to complement the primarily residential nature of the surrounding area. The dwellings have been designed to fit within the site coverage and POS calculations and are typical of the increasing medium density development in the area given their proximity to the major commercial development of Greenhills Shopping centre nearby.

SUBJECT SITE AND LAND

The site is identified as Lot 9 DP 113599, 1 Hughes Street, East Maitland.

The site is located on the southern corner Hughes and Page Street and abuts the roundabout.

The adjoining neighboring properties are primarily residential with medium density development in the immediate vicinity.

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

Element	Design Criteria
Site area	803 sqm
Zoning	R1
Boundary Dims	Varying

Location

The site is located on the eastern side of The New England Highway. It is easily accessible by walking to all the goods and services provided by the Greenhills shopping complex as well as having simple access to the New England Highway.

The land is located within a primarily residential area with increasing amounts of medium density development

Vegetation and Fauna
The site contains minimal landscaping and significant trees

Drainage
The land slopes from south to north. Roof water from both the proposed dwellings will be collected in rainwater tanks for re-use with overflow directed to the existing kerbside drainage. A stormwater plan is included a spart of the DA application.

Access and Utility Services
All dwellings will be accessed via Hughes Street with two driveway crossovers.
The subject site has access to a range of utility services including electricity and telephone. Water and sewerage services are provided by Hunter Water

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

Mine Subsidence
The subject land 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.

DESCRIPTION OF PROPOSAL

The applicant seeks to develop the allotment through the construction consent for a new multi-unit development consisting of three units. The units will include one standalone 3 bedroom unit as well as a duplex style attached unit development for the further two, two bedroom units.

All units will be two storey with living areas on the ground floor with direct access to private open space. Bedrooms will primarily be on the second floor.

Parking will be primarily via a single garage, with stack park to driveway.

The proposed units will be built of concrete slab on ground construction to the lower level and timber framed flooring over. Additionally, the construction will be brick veneer to the lower-level and timber framed clad walls to the upper level. The roof will consist of a timber framed trussed roof with colorbond custom-orb roof sheeting. The dwelling will be built in a size and scale that is keeping with the streetscape and surrounding area.

SECTION 4.15C MATTERS FOR CONSIDERATION

The proposal has been assessed having regard to the relevant matters for consideration under Section 4.15c of the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

SECTION 4.15C(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 4.15C (1) (a) (ii) – ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no draft environmental planning instruments relating to the proposal

SECTION 4.15C(1)(a)(iii) – ANY DEVELOPMENT CONTROL PLAN

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	Assessment
	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 building form typical of the area. The site is a corner lot with an unusual shape and additionally fronts a roundabout. Site analysis has therefore been at the forefront of the design process. A medium density development to the adjoining lot to the south on Hughes Street as well as medium density developments on Page Street give the proposed development some specific context.
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. The site contains an existing structure that is proposed to be demolished

Provision	Assessment
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. The intent is also to 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 has only a moderate fall from south to north and consequently minimal cuts/fills and retaining will be required. A maximum cut of 600mm will be required to the high side of the site and some stepping of the units particularly at the garages will help reduce bulk earthworks. Some retaining between the duplex and standalone unit will be required but once again this will be minimal with heights up to a maximum of 600mm Where retaining walls occur in cut, they have been set off the boundary line.
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 proposed development is located on the corner of Hughes Street and Page Street with the standalone dwelling fronting Page Street and the Duplex units front Hughes Street. Setbacks are variable given the unusual shape of the block with Page Street considered the main Street frontage. Hughes Street could be considered the secondary street frontage but given the implementation of north facing courtyards to the Hughes Street front boundary setback, the setback distances are greatly increased on the minimum requirements. These setbacks are all in keeping with council's controls/requirements in relation to Figure 9 of the DCP. They are typical of houses and other similar developments in the surrounding area.

Provision	Assessment
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. Side and rear setbacks for the dwellings have been increased to between 1400-1500mm as opposed to the minimum 900mm where a second storey component is involved. Where the buildings are single storey in nature, setbacks have been reduced to 990mm.
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 proposed dwellings with the proposed driveways will have a total site coverage of 55%, this is below council's maximum allowable.
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. The proposed buildings whilst two storey in nature have variable heights of roof forms given the skillion nature of these forms. Consequently, impacts from building heights are ameliorated somewhat The maximum building height is ??m thus lessening the impact on view sharing and solar access. Shadow diagrams have been provided showing no potential impacts on proposed private open space as well as impacts on adjoining properties. The above all results in new dwellings that offer little bulk and scale impacts to the streetscape.

Provision	Assessment
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 food 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. The proposed building are contemporary in design, using varying building heights and roof forms as well as composite material selection. These building forms are typical of recent development in the area which associates itself with the Greenhills commercial precinct as well as nearby medical based commercial developments. All units have courtyards set within the front boundary setbacks to better facilitate orientation to North and consequently these combinations of hard and soft landscaping further soften the facades of the units within the streetscape.

Provision	Assessment
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 resolution of private open space areas has been at the forefront of the design process. It has been determined that the best location for private open space is within the front boundary setbacks of the units given the ability for this space to have direct access to a northern orientation. The unusual shape of the site also facilitates this. In accordance with DCP guidelines and discussion with Duty planner Greg Claydon this approach is deemed appropriate. The neighbouring property to the south, recently constructed, also uses this POS location methodology. The courtyards will use timber vertical screening with a maximum of 50% transparency. These timbers will be a minimum of 1800mm high to ensure privacy. The fence will be coupled with landscaping indents to break up any long runs of unbroken fencing. Driveways with additional landscaping nearby will further soften the effects of the front set courtyards. The courtyards will be compliant with the minimum sizes outlined in the DCP. Additionally, there will be service courts to the rear of the units that act drying courts and areas for water tanks and air conditioning units. These areas will be obscured from view from the street.
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	The buildings being of a two storey nature are not designed around accessibility

Provision	Assessment
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. Landscaping maintains an essential part of softening the impact of courtyards in the front boundary setbacks as it does where it is provided alongside driveway accesses to soften the areas of concrete paving. Small feature trees have been planted at the apex of the corner of the site to soften the buildings as you approach the roundabout. These are in a scale appropriate to the two storey development. Elsewhere plantings are used to soften retaining walls, pathways and fencing.
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. 1800mm high colorbond fences are proposed to all boundaries and as dividing fence between the two proposed units. Consideration will be given to any existing fencing and its appropriateness or need to increase its height to address any privacy concerns. As discussed, an 1800mm high architecturally design fence featuring vertical posts will form the privacy fencing for the private space areas in the front boundary setbacks.

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 of cause congestion in nearby streets, and to encourage the design of access and parking as part of the overall landscape design. The proposed dwellings are accessed via Hughes Street with separate concrete driveways to the standalone and duplex structures. They garages are setback in excess of the minimum of 5500mm which also allows for additional stack parking in front of the garages. This 2nd park will be required as per the DCP for the new dwelling given its 3-bedroom design. The garages in all instances will be recessive to the main structure line over, further reducing any visual impacts. A landscape strip provided next to the driveways will soften the impact of this hardstand access on the streetscape. Where large amounts of concrete paving is required to facilitate access driveways it is proposed to break up these surfaces through the inclusion of a band of paved area. This is demonstrated on the landscape plan S05 in the DA application drawings.
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 new layout has been designed so that all buildings have a degree of separation. The standalone building by nature will achieve the greater separation and subsequent privacy benefits whilst a blade wall incorporated into the duplex units will provide privacy as well as an architectural feature. All courtyards will be separated by 1800mm high fencing which when located between the courtyards of units 2 & 3 will be solid in form. Views from the development remain mainly residential but there is some outlook from the courtyards, given their slight elevation to the north and north-east toward parks and greenspace. The development will not impact anyone else's views to any signifivcance.

Provision	Assessment
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. The proposed new dwellings have been designed to make best use of passive solar design principles in facing living areas to the north where possible in accompaniment with the POS areas. Windows facing east and west are kept to a minimum or shaded accordingly. The unit's orientation to north means that all shadows will be cast in a southerly direction away from both POS areas and north facing glazing. Shadow diagrams have been provided. Materials and insulation have been chosen to ensure an energy efficient building. All units have been provided with a complying Basix certificate.
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. A stormwater design has been carried out by P.K Civil & Structural Engineering which takes into account all the factors associated with stormwater removal from the site. The provision of oversized rainwater tanks allows detention within these tanks. The proposed design enables the safe removal of both roof waters and collected water from the driveway through a regulated system in keeping with MCC's MOES

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 dwellings provide adequate casual surveillance from the street and from within with habitable windows facing driveways and/or the street. Functional and visually unattractive facilities such as bin storage and clothes drying areas have been dedicated to a specific services area attached the principal area of POS or behind the building line and are out of view from adjoining properties and the street.

SECTION 4.15C (1) (a) (iiia) – PLANNING AGREEMENTS

There are no planning agreements.

SECTION 4.15C (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

Site analysis and design has shown the site to be both capable and suitable for the proposed development.

Any areas of concern in the design have been discussed with Duty Planner Greg Claydon to reach an appropriate outcome in advance of lodgement of the DA. These related primarily to the placement of POS and access driveways given obvious site constraints. It was considered an appropriate design solution.

The proposal is considered to be acceptable in terms of scenic quality and landscape impact and has been designed to be compatible with the existing topography. It is submitted that the proposal is consistent with the surrounding development in terms of height and scale.

The proposed meets the provisions set out in the Maitland Citywide Development Control Plan – Part B-Environmental Guidelines – Domestic Stormwater, Part C – Design Guidelines – C.8 Residential Design. 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 therefore requested that council grant consent to the development application.

WASTE MANAGEMENT PLAN			
Type of Material	Reuse and Recycling On-site	Reuse and Recycling Offsite	Disposal
Excavation Material	Fill, gardens, topsoil	Clean fill site	Unsuitable remainder to Waste Management Facility
Green waste	Mulched for gardens, landscaping	Mulched for collection for landfill or reuse	Unsuitable remainder to Waste Management Facility
Bricks	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
Concrete	Re-use where possible, crushed for gravel or fill	Concrush	Unsuitable remainder to Waste Management Facility
Timber	Reuse where possible eg formwork, packing	Timber recycler/Builder	Unsuitable remainder to Waste Management Facility
Plasterboard	Nil	Nil	Waste Management Facility
Metals	Reuse where possible	Metal recycler Mathews Metal	Unsuitable remainder to Waste Management Facility
Other - Misc	Reuse or recycle if possible	Reuse or recycle if possible	Unsuitable remainder to Waste Management Facility